



DRAFT

District of Columbia

Department of Housing and Community Development

CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA

FISCAL YEAR 2004 ACTION PLAN **OCTOBER 1, 2003 - SEPTEMBER 30, 2004**



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August 2003

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Consolidated Plan for the District of Columbia Fiscal Year 2004 Action Plan

PART I INTRODUCTION AND SF-424 FUNDING APPLICATIONS

This document constitutes the Action Plan of the Department of Housing and Community Development (DHCD) of the District of Columbia for Fiscal Year 2004 (October 1, 2003 to September 30, 2004). The annual submission of an Action Plan to the U.S. Department of Housing and Urban Development (HUD) is required by the National Affordable Housing Act in order for the District to continue to be eligible to receive the HUD entitlement grant funds covered by this application.

The Action Plan is not only an application to HUD for federal funding, it also is a statement of the strategic activities DHCD, as the District's designated program administrator, intends to undertake during the fiscal year that the Plan covers. Activities included in the Plan must tie into a strategy to achieve three HUD prescribed goals to develop viable communities:

1. To provide decent housing;
2. To provide a suitable living environment; and
3. To expand economic opportunities, principally for low- and moderate-income persons.¹

There are four HUD entitlement grant programs included in this consolidated application:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Shelter Grants Program (ESG)
- Housing Opportunities for Persons with AIDS Program (HOPWA)

A Form *SF-424, Application for Federal Assistance*, for each of the above entitlement grant programs is provided on the following five pages of this document.

Summary: DHCD's Fiscal Year 2004 actions will remain focused on retention and production of affordable housing units, increasing home ownership opportunities, and revitalizing the community and economic life of neighborhoods. Targeting and emphases will be influenced by 2000 Census economic and demographic data, by changes in the housing market, by the comments and testimony of constituent groups and citizens and by the geographic and policy priorities of the City's elected leaders. The challenges in 2004 are great due to rapidly increasing housing prices and competition, the increasing need for a well-educated and well-paid workforce to match living costs, service employment trends, lack of access to transportation to regional employment opportunities, and the threat of displacement due to the expiration of federally subsidized housing.

¹ N.B. For the purposes of this application, DHCD uses "low" and "moderate" as defined in CDBG regulations. These correspond to "very low" and "low" in HOME and Section 8 regulations.

To help DHCD meet these challenges, the Mayor of the District of Columbia has increased local funds through a Housing Production Trust Fund and developed a series of tax incentives for housing retention, expansion and ownership. DHCD will leverage the combined local and federal funds with private financing to provide assistance to its low and moderate-income citizens. The Department will also increase cooperative efforts both with DC Agencies and within the region through coordinated approaches identified by the Metropolitan Washington Council of Governments.

[To come]

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PART II AVAILABLE RESOURCES

The Department relies on three sources of funding to finance housing and community development projects, programs, and delivery costs. These include federal resources from the U.S. Department of Housing and Community Development; local and other funds, composed of appropriated District funds and certain loan repayments; and private investments that have been leveraged with public resources.

A Federal Resources

FY 2004 is the twenty-ninth year (CD-29) of the Community Development Block Grant Program. On _____, the Community Planning Division of HUD informed DHCD that its fiscal year 2004 formula entitlement grant allocations were as follows: *

Table 1: FY 2004 Federal Entitlement Grant Allocations

	CDBG	HOME	ESG	HOPWA
Allocation	\$23,207,000	\$7,797,000	\$828,000	\$5,176,161

DHCD also anticipates the following additional federal funds to be available in FY 2004:

Program Income (anticipated)	\$8,950,000	\$400,000	\$0	\$0
FY 2003 Carry Over	\$1,544,000	\$100,000	\$0	\$0
Distribution (HOPWA share)	\$0	\$0	\$0	\$0

The net available funds for FY 2004 are:

Net available funds	\$33,701,000	\$8,297,000	\$828,000	\$5,176,161**
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**DC portion of regional HOPWA grant.

DHCD will serve as the administrator for the CDBG, HOME, and ESG grants.² The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health,

1. DHCD transferred administration and management of the ESG program to the Office of the Deputy Mayor for Children, Youth, Families and Elders and the program offices under that administration. The transfer will enhance the District's ability to coordinate its efforts on behalf of the homeless population through the Continuum of Care. With ESG added to its portfolio, the Deputy Mayor's office will be able to plan for and execute the full spectrum of Continuum of Care activities.

The allocation of HOPWA funds is made to the District on behalf of the Washington, D.C. Eligible Metropolitan Statistical Area (EMSA), which includes the District of Columbia, suburban Maryland, suburban Virginia, and two counties in West Virginia. Before disbursement, the District is entitled to 3 per cent of the total allocation to administer the grant. The remaining funds are distributed proportionately, based on the EMSA Ryan White formula using AIDS cases. Within each jurisdiction's allocation, seven percent may be used for administrative activities.

HIV/AIDS Administration (HAA). These funds are divided among DHCD's and HAA's various programs, which **are described in O and C of this Plan**, respectively.

**2004 HUD allocation was not received as of this draft report. (February 13, 2003) All funding is estimated based on '03 amounts until '04 HUD allocations are received. HOPWA DC portion estimates are supplied by HAA.

B. Local Resources

According to the Mayor's FY 2004 baseline budget, the funds projected from District budget appropriations total \$5,400,000. Local funds are broken down as follows:

Table 2: FY 2004 Proposed Local/Other Funds Allocations

	Housing Production Trust Fund	Local Appropriation s	Loan Repayments	Other
Allocation	\$16,600,000	\$5,400,000	\$3,416,000	\$46,000

The Housing Production Trust Fund (HPTF or "Fund"), authorized by the Housing Production Trust Fund Act of 1988 as amended by the Housing Act of 2002, is a local source of money for affordable housing development. The Fund is designed to direct assistance toward the housing needs of the most vulnerable District residents - very- and extremely-low income renters. Pending the receipt of feasible project proposals, the statute requires that:

- a minimum of 40 percent of all Fund monies disbursed each year must benefit households earning up to 30 percent of the area median income (AMI);
- a second minimum of 40 percent of the Fund monies must benefit households earning between 31 and 50 percent of the AMI;
- the remainder must benefit households earning between 51 and 80 percent of the AMI; and
- at least 50 percent of the Fund monies disbursed each year must be used for the development of rental housing.

The rest of the Funds may be used for for-sale housing development, single family housing rehabilitation, and loans and title-clearing costs associated with the Homestead Program.

Capital for the Housing Production Trust Fund is supplied from the legislated share of DC deed recordation taxes and real estate transfer taxes. DHCD also receives a separate local budget appropriation and loan repayments from its Home Purchase Assistance Program (see page 22) which it uses to make more loans within these programs. Finally, under other funds, the "Portal Site" is revenue generated from District-owned parking lots and the disposition of District-owned property. The revenue (\$46K) is a pass-thru to the District and is budgeted for miscellaneous administrative expenses related to these activities.

The distribution of funds within the EMSA is described in C of this Plan.

C. Private Funds

The grant award criteria for the District's housing and community development programs require the maximum use of private financial resources. Because DHCD uses its funds to "close the gap" of needed financing for its selected projects, the private financing sector provides the bulk of each project's funds. Banks and Savings and Loan Institutions serve as the primary financing sources of all housing production, rehabilitation, or capital improvements and ongoing operations. Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourages local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds. In Fiscal Year 2002, every DHCD dollar leveraged 3.86 dollars of private funds.

In addition, the District government and nonprofit developers have actively reached out to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations. Among the organizations that are active in this area are the Fannie Mae Foundation, Meyer Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

PART III DISTRICT OF COLUMBIA DEMOGRAPHIC AND ECONOMIC PROFILE

A discussion of the District's housing and community development goals must be framed within the demographic and housing profiles of the jurisdiction. A ward-by-ward analysis of the available data, where it is available, is included in Appendix A.

A Year 2000 Census Data

Population and Household Composition

According to the U.S. Census for Year 2000, the District has a population of 572,059 residents. This represents a 5.7 percent decline over the 1990 population of 606,900. These residents compose 248,338 households - a decline of ½ percent from 1990. See Figure 1. Household size fell only slightly, from 2.4 persons per household to 2.3 persons per household.

Notably, there was a shift in where District residents live. Over the decade, population grew in Wards 1, 2 and 3 while falling elsewhere. Population losses were particularly high in Wards 5, 7 and 8. See Figure 2.

Figure 1: District Population and Households, 1990-2000

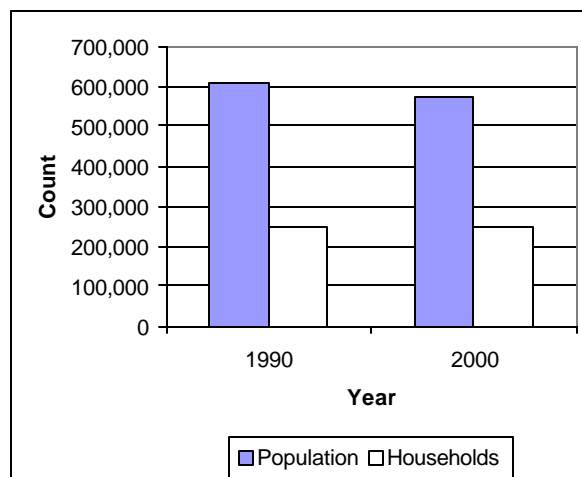
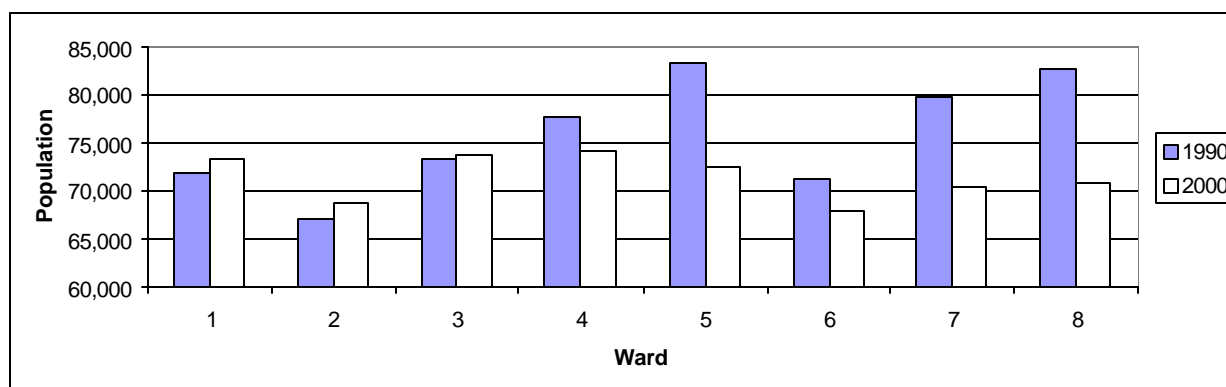


Figure 2: Population Distribution by Ward, 1990-2000



* Note: Scale begins at 60,000 residents

Within the overall population, the share of working age, elderly and youth has remained proportionate over the decade. By ward, however, there have been changes in household

composition. The share of the elderly population as a total of all residents dropped significantly in Wards 1, 2 and 3 while growing in Wards 5 through 8. The share of the youth as a total of all residents fell in Wards 1 and 2 but grew in other wards, and by as much as 10 percent in Wards 4 and 8. Some wards in the eastern part of the District saw both relative and actual declines in the share of working-age adults among the population.

Income and Poverty

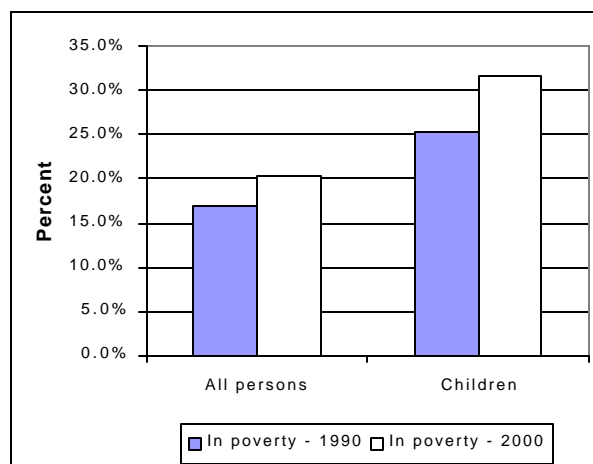
Over the decade, median household income has increased by more than 30 percent, from \$30,727 to \$40,127. At the same time, however, the poverty rate increased by nearly 20 percent, from 16.9 percent of the population to 20.2 percent. See Figure 3. For children, the situation is particularly dire: the percentage of children living in poverty increased from 25.5 percent in 1990 to 31.7 percent in 2000.³ These trends suggest a widening gulf between rich and poor within the District, especially among family households.

As with the population figures, there are significant differences between the wards. The rate of increase in median household income was 47.5 percent in Ward 1 and 59.0 percent in Ward 3, but only 21.5 percent in Ward 7 and 23.4 percent in Ward 8. Conversely, the rate of increase in the poverty rate was less than 5 percent in Wards 1 and 2, but more than 25 percent in Wards 4, 5, 7 and 8. See Figure 4 on the following page.

Certain populations exhibit even higher greater poverty. According to the October, 2000 D.C. Agenda report, just over 50 percent of all children living in Ward 8 live in poverty,

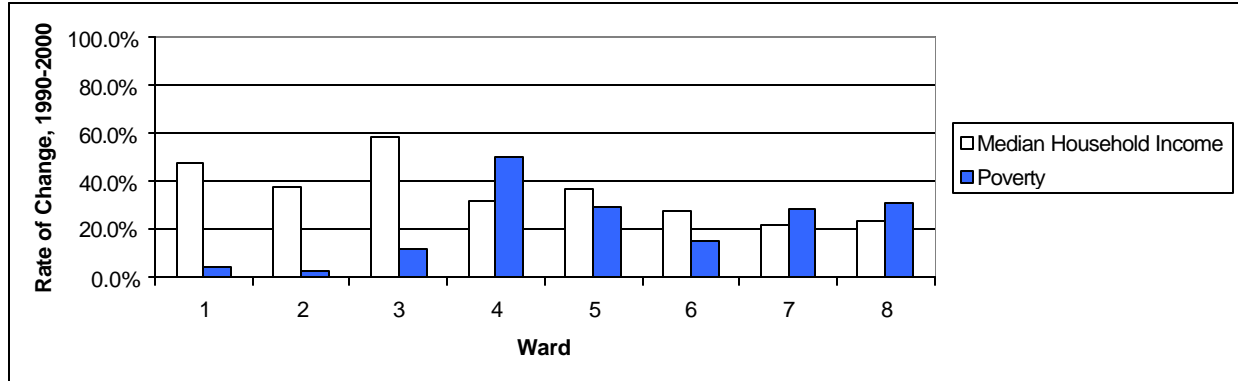
and more than one third of the children living in Wards 1, 6 and 7 live in poverty. In Wards 2 and 5, approximately one-quarter of the children live in poverty, and nearly one-quarter of the seniors in Wards 1, 6 and 8 live in poverty. See Table 9 in Appendix A for Census data detail. Finally, 25 percent of all persons reporting a disability in year 2000 live in poverty. (There were 113,982 individuals (22 percent of the population) aged 5 or older who reported having a disability in 2000. Disabilities may include visual, hearing or mobility impairments, mental impairments, or a self-care disability.)

Figure 3: Poverty in the District, 1990-2000



³ "2000 Census Numbers Reveal Higher Poverty Numbers in the District by Ward and Neighborhood Cluster", D.C. Agenda Neighborhood Information Service, October 2002.

Figure 4: Rate of Change, Median Household Income and Poverty, 1990-2000

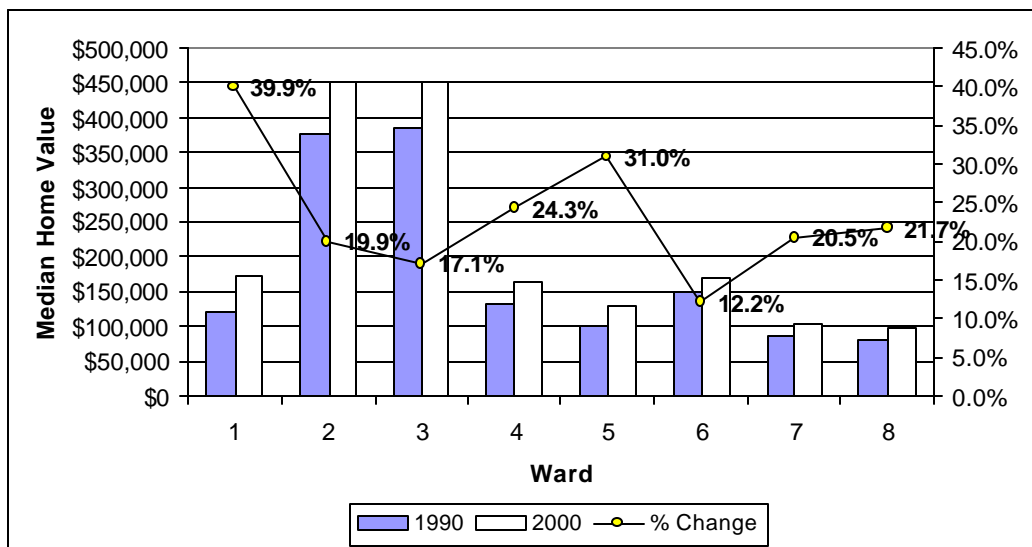


Homeownership and Home Values

The rate of homeownership rose across the District during the 1990s. In 1990, 38.9 percent of District households owned their homes; in 2000, 40.8 percent did. The rate rose in every ward, albeit at different paces: in Ward 6, the homeownership rate increased by only 0.7 percent, whereas in Ward 8, it increased by 17.6 percent, far outstripping the rate of increase in other wards. See Table 10 in Appendix A.

Median home values also rose in all wards over the decade, most significantly in Ward 1 (39.9 percent), Ward 4 (24.3 percent), and Ward 5 (31.0 percent). In Wards 2 and 3, where home values already were high, the values did not rise as dramatically. Homes in Wards 7 and 8 also saw a relatively low value increase, as did homes in Ward 6. See Figure 5.

Figure 5: Home Median Values, 1990-2000



Rental Stock

In 2002, DHCD received *2002 Rental Housing Survey Report* prepared by the Metropolitan Washington Council of Governments (COG) and the Washington Area Housing Partnership. This report documents the current condition of the District's rental housing market, and is based on 1,840 responses to the COG survey, representing 22,933 units. Although comparative data from 1990 is not available to describe changes in the rental market, of key significance in 2002 is the relative shortage of 3+ bedroom ("family-size") units. Studio, one and two bedroom units constitute nearly 94 percent of the District's rental stock. Correspondingly, the 2000 Census numbers show that crowding is a growing problem in the District.⁴ Nearly 13 percent of the District's rental units are crowded and 8.1 percent are severely crowded. See Table 3. In 1990, by comparison, only 8.2 percent of the District's renters were crowded and 4.4 percent were severely crowded.⁵

Table 3: Rental Housing Stock and Renter Household Size

Rental Stock - Bedrooms	Percent	Household Size	Percent	Occupants per Room	Percent
0	20.9%	1 person	49.3%	0.50 or less	51.6%
1	46.4%	2 persons	24.3%	0.51 to 1.00	35.6%
2	26.4%	3 persons	11.7%	1.01 to 1.50	4.6%
3	5.6%	4 persons	7.3%	1.51 to 2.00	4.9%
4	0.7%	5 persons	4.2%	2.01 or more	3.2%
		6 persons	1.9%		
		7+ persons	1.5%		

B. Employment and Business Data

The resident workforce in the District as of the end of 2001 stood at 277,900, down from 314,600 in 1991, a decline of 11.7 percent. The unemployment rate fell 7.8 percent to 6.5 percent over the same period, however, a decline of 16.7 percent. The greater decline in unemployment suggests that, overall, the District's employment picture has improved. The gain was uneven, however: while unemployment ranged from 2.1 percent to 7.9 percent in Wards 1 through 7, Ward 8's unemployment rate was 11.5 percent as of June 2001. Ward 8 also had the smallest labor force of the District's wards.⁶

The entire District workforce (all employees regardless of residency), not surprisingly, is heavily weighted toward government and services. The government workforce was 222,400 in

⁴ The Census defines "crowding" as more than 1.01 persons per room, and severe crowding as more than 1.51 persons per room.

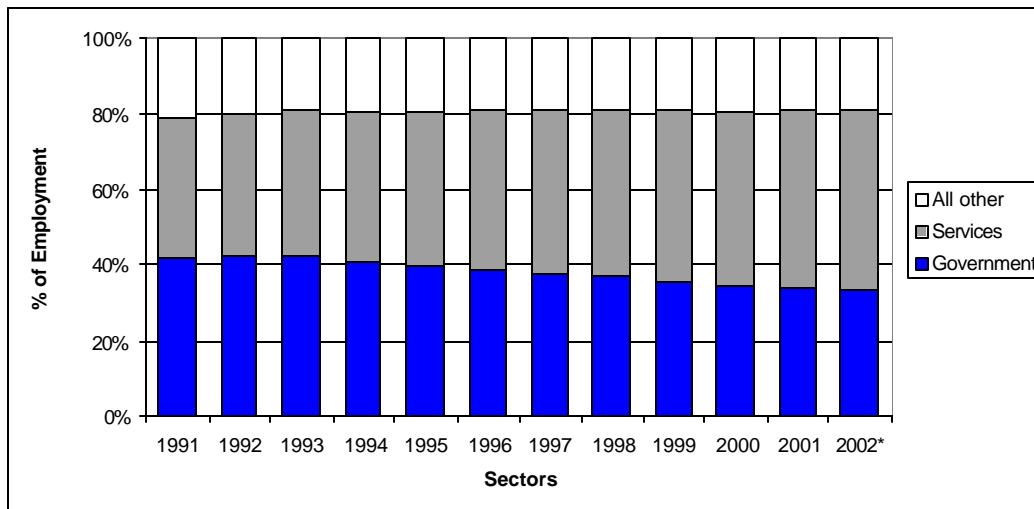
⁵ Decennial Census of Housing, U.S. Census Bureau. See <http://www.census.gov/hhes/www/housing/census/historic/crowding.html>

⁶ Department of Employment Services, Labor Market Research and Information, 1991-2001 Labor Force Statistics (<http://www.does.dc.gov/Imi/Ifaa.shtm>) and Labor Market Trends, D.C. Department of Employment Services, Office of Labor Market Research and Information, 2nd Quarter 2001.

2001. Services composed 304,500 employees. Together, these two sectors constituted 80.9 percent of all employees, a slightly higher figure than in 1991.⁷ Outside of the public sector, 14 of the 20 major employers in the District include the District's universities and hospitals.⁸

Over the past decade, there has been a shift in the employment base from government to services, even as the overall size of the employment sector is shrinking. The figure below shows these changes.

Figure 6: Changes in the District Employment Sector, 1991-2002



*2002 data is through October 2002. Source: See footnotes 7 and 8.

C. Housing Affordability

The shift in the composition of employment toward the service sector has significant implications for housing affordability. According to the National Low-Income Housing Coalition, a household would have to earn an hourly wage of \$14.38 to afford a studio apartment, \$16.37 to afford a one bedroom apartment, \$19.21 to afford a two bedroom apartment, and \$26.15 to afford a three bedroom apartment at current Fair Market Rents.⁹ (The minimum hourly wage in the District is \$6.15.)¹⁰ In 2000, the wages needed to rent those same units were \$14.13 for a one bedroom apartment, \$16.60 for a two bedroom apartment, and \$22.62 for a three bedroom apartment. (The 2000 NLIHC report does not show the wage needed to afford a studio apartment.) In just two years, the fair market rent has increased by over 15 percent.

The COG rental survey suggests that many units have rents below the FMR. Nonetheless, the wages needed to afford these units still are high.

⁷ Department of Employment Services, Labor Market Research and Information, 1991-2001 Wage and Salary Employment by Industry and Place of Work (<http://www.does.dc.gov/lmi/dccesaa01.shtm>).

⁸ Labor Markets and Other Economic Trends - a Snapshot, D.C. Department of Employment Services and the Workforce Investment Council, December, 2002.

⁹ The Fair Market Rent is HUD standard for an affordable rent under its Section 8 program.

¹⁰ "Out of Reach", National Low Income Housing Coalition/LIHIS, 2002.

- The NLIHC estimates that even a studio apartment renting at FMR, for example, is unaffordable to an extremely low income family without cost burdening (paying more than 30 percent of income for housing costs).
- Using the same methodology on the survey rents, an extremely low- income family would be cost burdened in anything larger than a one bedroom apartment.

See Table 4.

Table 4: Market Rents in the District

BR	"Out of Reach" Report			Rental Units (2002 Survey)		
		Wage Needed to Afford FMR	Equivalent Salary and Percent of AMI	Average Rent Among Respondents	Wage Needed to Afford Avg. Rents	Equivalent Salary and Percent of AMI
0	\$748	\$14.38	\$29,920 (33%)	\$619	\$11.90	\$24,760 (27%)
1	\$851	\$16.37	\$34,040 (37%)	\$670	\$12.88	\$26,800 (29%)
2	\$999	\$19.21	\$39,960 (44%)	\$904	\$17.38	\$36,160 (40%)
3	\$1,360	\$26.15	\$54,400 (59%)	\$1,015	\$19.52	\$40,600 (44%)
4	\$1,642	\$31.58	\$65,680 (72%)	\$1,292	\$24.85	\$51,680 (56%)

Of course, the above analysis assumes that such apartments are available at either COG-reported rents or the Fair Market Rent. The COG's study indicated that overall rental vacancy rate is 3.4 percent, although the Census reported a rental vacancy of 6.6 percent. The COG rental vacancy figure ranged from 1.9 percent in Ward 2 to 8.1 percent in Ward 8.

Data from the 2000 U.S. Census¹¹ and the 2001 National Compensation Survey for the Washington, DC Metropolitan Area¹² suggests that many service occupations do not pay sufficient wages for job holders to afford a two bedroom unit in the higher-cost parts of the District. A Census income distribution shows that nearly 45 percent of all District households had incomes of less than \$35,000, a figure that translates to a \$16.83 hourly wage. This amount is less than what is needed to rent a two- bedroom unit by either the FMR or the COG survey standard.

¹¹ U.S. Census Bureau, Census 2000, Table DP-1 (District of Columbia)

¹² "Washington-Baltimore, DC-MD-VA-WV National Compensation Survey, April 2001", Bulletin 3110-39, U.S. Department of Labor, Bureau of Labor Statistics, December 2001.

The National Compensation Survey lists the following mean hourly earnings for a variety of service positions in the Washington metropolitan area:¹

- Cooks - \$9.45
- Nursing aides, orderlies - \$10.50
- Janitors and cleaners - \$9.64
- Secretaries - \$16.13
- Receptionists - \$10.23
- Insurance adjusters, examiners, and investigators - \$12.76
- Correctional institution officers - \$16.26
- Hotel clerks - \$8.38
- Child care workers - \$11.17

Clearly, there are higher-paid earners in the District's service sector who can afford housing. For example, management analysts earn \$31.50 an hour; office supervisors earn \$19.72 an hour; telephone line installers and repairers earn \$21.98 an hour. Nonetheless, in an economy made up heavily of service sector workers, the increase in housing costs combined with stagnant wages means that housing is increasingly more expensive for low (and no) wage earners.

Census figures confirm that cost burdening is a problem in the District. Thirty-five percent of renting households in the District are cost-burdened, meaning that they spend more than 30 percent of their incomes in rent. Not surprisingly, lower-income households are more cost-burdened: 55 percent of households earning less than \$35,000 are cost-burdened, versus only 7 percent of households earning more than \$35,000. Twenty-four percent of all home owning households pay more than 30 percent of their incomes in housing costs. Again, 57 percent of home owning households earning less than \$35,000 are cost-burdened, while only 13 percent of home owning households earning more than \$35,000 being cost-burdened.¹³

D. Conclusion

Given the high cost of housing and the increase in potentially low-paying jobs described in the Census Data, any housing affordability strategy must include both an expansion of the supply of low-cost housing and an increase in the earning power of the District's residents. The strategy must also consider the different ward demographic needs and take into account the supply of family-size units and those that can serve lower-income special needs' populations.

In its annual funding competitions, DHCD stipulates priorities and gives greater weight to proposals with strong financial and management capability that best meet its program goals. In the 2004 Request for Proposals for development projects and its Request for Applications for neighborhood service projects, the Department will be looking at the ability of applicants to be creative in meeting the challenges inherent in the 2000 Census data. However, with the prospect of larger subsidies to maintain homeownership options for low and moderate-income residents and rising costs, the number of persons that can be assisted will decrease (without additional funds.)

There is extensive DC Interagency coordination, especially with the Department of Employment Services, to maximize employment opportunities in conjunction with DHCD's housing initiatives. Regional cooperation is also an essential ingredient in the long-term

¹³ U.S. Census, Year 2000 Summary File 3 data.

availability of a variety of affordable housing types and for locating employment centers near public transportation. The District of Columbia is using both federal and local resources to maintain its diverse community, and is working with the neighboring Maryland and Virginia jurisdictions through the Greater Washington Council of Governments (COG) to explore a regional housing trust fund and other affordable housing initiatives to expand opportunities.

PART IV HOUSING AND COMMUNITY DEVELOPMENT GOALS AND PROGRAMS

A Mission and Goals

The mission of the Department of Housing and Community Development is to be a catalyst in neighborhood revitalization by strategically leveraging public funds with private and non-profit partners for low-to-moderate income D.C. residents in order to promote the preservation, rehabilitation and development of housing, increase home ownership, and support community and commercial initiatives.¹⁴ This mission aligns with HUD's goals on page 1.

To fulfill this mission, DHCD has adopted three goals:

1. Increase home ownership opportunities;
2. Increase the supply of affordable housing for renters and owners; and
3. Support neighborhood revitalization with economic opportunity for low-to-moderate income residents.

Given the demographic and economic profile of the District, DHCD will continue to concentrate its efforts on activities that will help lower-income households build wealth, procure affordable rental housing, and reverse the increasing rate of poverty, especially in the rapidly-changing Wards 1 and 2 and the high poverty Ward 8.

Increasing Home Ownership Opportunities

Despite the recent increases in the homeownership rate, the District's rate of home ownership still lags behind the national average and the average for other central cities. Homeownership remains a principal way for households to build wealth and for the District to stabilize its neighborhoods and generate tax revenues for investment in local programs. The District's rate of population decline has decreased from the high rate of population loss seen during the 1980s and 1990s. There is a boom in new construction, and interest rates are (as of January 2003) very low. Considerable housing redevelopment, with affordable ownership units, is underway in Ward 8. Census data indicate that Ward 8 saw an increase of 17.6% in home ownership during the decade, far outstripping other areas and filling a gap in the housing mix East of the River.

The renewed interest in city living has, however, created enormous pressure on programs to provide homeownership opportunities for District low-to-moderate income residents. Current favorable development and financing conditions have given rise to a dramatic increase in property values, making it increasingly difficult for households of modest means to afford the District's typical cost of housing, even with public assistance.

DHCD continues to tailor its programs and subsidies to keep pace with the development pressures. The DC Housing Production Trust Fund, with a legislated share of DC deed

¹⁴ As rewritten in August 2002.

recording taxes and real estate transfer taxes, provides a dependable local source of funding for housing initiatives for the most vulnerable populations. Increased efforts are being directed at assisting tenants to purchase their units in buildings that are being sold and to help current homeowners stay in place while bringing their homes into compliance with housing codes. DHCD has also increased its outreach to other funding partners to increase our leverage and stretch our resources.

DHCD and the District employ several tools to increase homeownership. DHCD operates the Home Purchase Assistance Program (HPAP). HPAP provides low- and no-cost financing to low- and moderate-income individuals who need additional funds for down payment and closing costs. Included in the program are initiatives to attract government employees, especially teachers, firefighters and police officers to neighborhood home ownership. Because of the increase in housing prices, DHCD is increasing the amount of funding available to each participant (see page 22). DHCD also offers a "Step Up" Program to enable current HPAP borrowers to purchase larger homes if their families have outgrown their first homes. One loan was closed in '03 for a "step-up" home and a number of owners have received housing counseling regarding the program for the coming year.

In addition to providing these funds, DHCD supports an extensive program of homeownership counseling and referrals. These services are provided in the neighborhoods through a network of community-based organizations. In addition, the District will have available on its web-site and at Public Libraries information on how to access the city's homeowner and housing assistance programs.

The District of Columbia also offers an inexpensive source of mortgage finance by subsidizing below-market purchase money mortgages using tax-exempt bond finance. The mortgage product is available through the DC Housing Finance Agency.

Increasing the Supply of Affordable Housing for Renters and Owners

The second part of the strategy to provide decent housing and a suitable living environment for low-to-moderate income residents is the increase in supply of affordable housing, through the preservation and rehabilitation of existing housing stock and support for new housing construction.

Because there is little available land in the District on which to build new single-family housing, the preservation and restoration of existing housing is essential to the city's housing strategy. Initiatives to carry out this strategy include:

- Providing financial assistance to homeowners to rehabilitate their homes to ensure that they are decent, safe and sanitary as determined by building codes and regulations related to environmental hazards,
- Redevelopment of vacant single-family units through the HomeAgain Initiative, (see page 23)
- Increased funding to enable tenants to exercise their First Right to Purchase option and convert their buildings to affordable condominium and cooperative housing developments, (see page 26)
- Funding multi-family residential rehabilitation to restore vacant or underutilized housing units for rental and owner occupancy, and

- The redevelopment of severely distressed public housing, through the HOPE VI program and other DCHA revitalization programs, with the support of the Department of Housing and Community Development. (DHCD) (see page 19)

The DCHA projects are notable because, on a large scale, they improve the physical design elements of their communities by creating defensible space, substantially improving landscaping and incorporating the prevalent architectural characteristics of the broader community into the public housing development. The projects reduce concentrations of poverty by creating mixed-income housing development that incorporate economic and self-sufficiency opportunities for residents and provide home ownership opportunities wherever possible.

Supporting Neighborhood Revitalization with Economic Opportunity for Low-to-Moderate Income Residents.

Through its housing development projects and neighborhood revitalization projects, DHCD supports job creation and has funded some community-based job training programs for its low-to-moderate income residents. The affordable housing and community facilities construction projects funded by DHCD create temporary construction jobs for low-to-moderate income residents. In addition, underlying DHCD's housing programs is a support network of community-based housing counseling agencies that provide residents with counseling services, assistance in applying for DHCD loans, housing location services and homeowner training.

With regard to economic development in 2004, attention will be focused on retention of the city's employment base and expanded opportunities for job and income-creating business ventures. To create better leverage for use of DHCD funds and to maximize the city's employment support systems, the Department will engage in more cooperative job training ventures with the Department of Employment Services (DOES) rather than smaller community efforts. Recognizing the employment gaps identified in 2000 Census Data makes it imperative to reach deeper into the community with these opportunities. Some neighborhood-based programs may continue to provide technical assistance and referrals for small businesses. The Department also works with the Workforce Investment Council (WIC) to support employment opportunities for TANFF clients, One-Stop Job Centers and other employment-related initiatives.

DHCD will continue to coordinate and cooperate with other government agencies and community organizations to leverage resources to improve employment opportunities. The 2000 Census data identified the changing employment picture in the District of Columbia and the dichotomy between earning capacity and housing costs. Well-paying jobs are essential to put decent and affordable housing within reach of existing low-to-moderate-income residents, and to provide the base for balanced and stable neighborhood growth. DHCD supports stabilization and revitalization through:

- Assisting development and redevelopment of local affordable housing units and local community and commercial/retail facilities,
- Supporting storefront façade improvement programs and infrastructure improvements,

- Supporting community planning activities, and
- Coordinating neighborhood-based training and placement services with the Department of Employment Services to maximize the effectiveness of dollars invested as well as considering other support such as technical assistance to assist local businesses to sustain and expand their enterprises.

B. Program Descriptions

To achieve its goals, the Department operates within three broad program areas.¹⁵ These program areas were realigned in preparation for the Fiscal Year 2004 budget. See Appendix B for a cross-walk between the FY 2004 and the previous year's programs.

All of DHCD's programs benefit households and communities of low and moderate incomes.

Homeownership and Home Rehabilitation Assistance

The District's five-year planning strategy strongly encourages the expansion of home ownership and the preservation of the city's aging housing stock as part of an overall effort to maintain healthy and viable neighborhoods. There are very few sizable development sites within the city for new housing development. The city is actively pursuing all opportunities for including market rate and subsidized housing units as a component in all new downtown and neighborhood developments. DHCD's home ownership and home preservation efforts will help lend stability to neighborhoods, encourage families to remain in the city, and support the city's tax base. DHCD's efforts will be focused on:

1. Providing expanded homebuyer assistance as part of neighborhood improvement and stabilization strategies. Efforts include encouraging ownership opportunities for households of modest means in areas of the city in which it is economically possible to do so in order to encourage a mix of incomes in those areas, and to provide additional stability for those neighborhoods,
2. Increasing private sector participation and leveraging public funds with private resources to improve the effectiveness of current ownership programs,
3. Supporting occupants of apartment buildings to become homeowners and encouraging tenants of public or other assisted housing to move toward self-sufficiency and home ownership.
4. Emphasizing rehabilitation programs for aging, single-family housing.

The following programs are available to support homeowners and buyers.

¹⁵ There also is a General Administration and Overhead use of Community Development Block Grant (CDBG) funds. These funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs.

Federal Programs

- **HOPE Housing Programs:** The U.S. Department of Housing and Urban Development (HUD) offers a variety of grant programs to public and nonprofit housing developers to encourage home ownership of public housing and housing which is publicly owned by local governments and/or obtained through foreclosure under federal insurance program. Funds provide assistance for both planning and actual development of housing affordable by lower-income households. DHCD has, in FY '03, provided financial assistance to two DCHA projects - The Henson Ridge HOPE VI and the Capitol Gateway Estates (formerly New East Capitol) HOPE VI. DHCD has committed Seven Million Dollars (\$7,000,000.00) for the first and Ten Million Dollars (\$10,000,000.00) for the latter. The funds are being used to fund both pre-development and infrastructure improvements costs. In 2004 DHCD will continue to work cooperatively in supporting HOPE VI, barring any changes made at the federal level.
- **Federal Housing Administration (FHA) and Veterans Administration (VA) Insurance Programs:** HUD and VA offer mortgage insurance programs to provide private lender security for first mortgage loans for home purchasers within defined price limits.

DHCD Programs

- **Home Purchase Assistance Program (HPAP):** Provides financial assistance in the form of interest-free or low-interest loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives. Qualified households who are accepted into the program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on several factors including, income, household size, and the amount of assets that each applicant has to commit toward the purchase price. The loans are subordinate to private first trust mortgages. Included in the home purchase assistance programs are the D.C. Employer-Assisted Housing and the Metropolitan Police Housing Assistance programs.

HPAP		
Federal funds:	CDBG	\$3.6 million
Federal funds:	HOME	\$2.3 million
Local		\$2.7 million
Other, repayments:		<u>\$2.4 million</u>
Total:		\$11.0 million
FY 04 Program Goals:		240 units
- **Single Family Residential Rehabilitation Program:** This program is a source of low-cost financing for the rehabilitation of homeowner-owned and -occupied residential housing. Eligible home improvements include items to correct building code violations (items necessary to ensure that the home is decent, safe, and sanitary,) as well as modifications needed by the particular occupants for handicapped accessibility. The program provides low- or no-interest, amortized or deferred loans, or grant funds, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required.

SFRRP		
Federal funds:	CDBG	\$0.60 million
Federal funds:	HOME	\$1.05 million
Other, HPTF:		<u>\$1.00million</u>
Total		\$2.65 million
FY 04 Program Goals:		35 units

Single Family Rehab loans made to senior citizens have the first \$10,000 of assistance automatically deferred. Grant funds up to \$10,000 per household are available for improvements for handicapped accessibility. In addition, grant funds are available for

lead hazard abatement that is required consistent with the extent of improvements included in the home rehabilitation scope.

- Homestead Housing Preservation Program:** Takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time homebuyers for as little as \$250 per unit. In exchange, the purchaser commits to enroll in and complete home-ownership training , rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. While all households are eligible to participate, low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with rehabilitation financing. The **HomeAgain** (see below) program initiated in 2002 by the Mayor is expanding and has similar goals to the Homestead Program. For FY 2004 and 2005, we will look at how to combine these efforts and maximize the homeownership options for low and moderate-income residents.

Homestead		
Federal funds:	CDBG	\$ 0.35 million
Local:		\$ 0.28 million
HPTF		<u>\$1.10 million</u>
Total:		\$ 1.63 million
FY 04 Program Goals:		5 units
- Home Ownership Developers Incentive Fund (HoDIF):** Provides grants to Community Development Corporations and other nonprofit development entities to help lower the sales price of units developed by nonprofits to make them affordable by low- and moderate-income purchasers.

HoDIF		
Federal funds:	CDBG	\$.15 million
FY 04 Program Goals:		10 units

Other District Agency Programs

- The Williams Administration has created the **HomeAgain** Initiative (administered by the Office of the Deputy Mayor for Planning and Economic Development) that offers abandoned, tax-foreclosed single-family residences to redevelopers to rehabilitate and sell. The program targets 100-150 homes a year. The program will work in geographically concentrated areas to achieve visible improvements that will spur additional private investment and help residents working to improve their communities. The initial 2003 sale of 42 properties was targeted to five neighborhoods; Columbia Heights, Shaw/LeDroit Park, Near Northeast, Ivy City/Trinidad and Rosedale.

The Program is designed to address neighborhood stabilization by removing blight, and to increase affordable housing by ensuring that developers make at least 30% of the units available to low- and moderate-income families with an additional requirement for pre- and post home purchase counseling to assist these homeowners.

Affordable Housing/Real Estate Development

The District of Columbia is committed to increasing the quantity of affordable housing available through construction of new housing and rejuvenation of its aging housing stock. Given the "built-up" nature of the city, the rehabilitation of existing multi-family housing offers the greater opportunity for increasing the availability of decent housing; with

construction assistance for new housing provided where land permits. These efforts are part of the overall approach to maintain healthy and viable neighborhoods for all District residents, including segments of the population with special needs. DHCD has successfully supported additional home ownership in areas East of the River with high concentrations of lower-income and/or rental housing to reduce density, renew housing stock and bring more balance and stability to those areas. Additionally, DHCD assists tenants to purchase their buildings for ownership as condominiums or cooperatives. With expiration of some federal subsidized housing, and the potential for displacement, this initiative takes on renewed importance for 2004. These activities will continue, supplemented by significant private sector financing. All of the programs in this initiative support the home ownership goal and help broaden the base of affordable housing in the District.

Federal Programs

- *Section 8 Existing Housing:* Provides rental subsidies to assist low-income tenants to pay the gap between what they can afford and the market rent levels of private apartments. Assistance is administered through the D.C. Housing Authority (DCHA).
- *Section 202:* Provides construction and Section 8 rental assistance subsidies in projects developed as elderly housing by nonprofit housing developers.
- *Public Housing Development:* Provides funding to local housing authorities (e.g., DCHA) for development of additional public housing units. Funding on a national level is extremely limited.
- *Public Housing Comprehensive Grant Program:* Provides funding to DCHA for repair and modernization of existing public housing units.
- *Federal Housing Administration (FHA) Programs:* FHA mortgage-insurance is available for development of single family and multi-family special need housing to provide private lender security for first mortgage loans within defined program guidelines. It also is available for development of multifamily rental housing to provide private lender security for first mortgage loans within defined program guidelines.
- *Low income Housing Tax Credit Program:* Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons.
- *Section 811:* Provides construction and Section 8 rental assistance subsidies in projects developed as housing for persons with disabilities (including persons with AIDS) by nonprofit housing developers.
- *Section 8 Moderate Rehabilitation:* Provides rental subsidies for Section 8 rental assistance in projects developed as single room occupancy (SRO) housing, primarily for homeless or special needs population. Subsidies are provided to developers through the District of Columbia Housing Authority (DCHA).
- *McKinney Housing Programs:* The McKinney housing programs are actually several different federal programs available to local governments and nonprofit organizations to support the development and operation of a variety of housing programs targeted at meeting the needs of homeless and other special need housing groups. These programs include:
 - Emergency Shelter Grants (ESG)
 - Housing Opportunities for Persons with AIDS (HOPWA)

- Supportive Housing
- Shelter Plus Care
- Safe Havens
- Transitional Housing
- *Section 8 Existing Housing:* Special set-asides for the homeless may be funded by HUD to provide rental subsidies to assist low-income tenants to pay the gap between what they can afford and the market rent levels of private apartments. Assistance is administered through the DCHA.

DHCD Programs

- The *Development Finance Division Project Funding* activity for FY '04 combines five FY 2003 activities: Construction Assistance, Multifamily Rehabilitation, Affordable Housing Production Assistance, Housing Finance for the Elderly, Dependent and Disabled (HoFEDD), Community Housing Development Organization (CHDO). The current Project Funding activity:

DFD Project Funding

Federal funds:	CDBG \$10.50 million
Federal funds:	HOME\$ 03.50 million
Local:	0.22 million
HPTF & other	\$11.90million
Total	\$26.12 million

FY 04 Program Goals: 1508 units

- ▷ Facilitates the development of land by providing funds for preparing sites for marketing and disposition, construction of new housing, commercial units, and other uses.
- ▷ Finances the acquisition of sites for development of new housing for low- and moderate-income persons, commercial development, and other economic development purposes that will create jobs for low- and moderate-income persons, or provide services primarily to residents of areas with a majority of low- and moderate-income persons.
- ▷ Provides low-cost interim construction financing and permanent financing for the rehabilitation of residential property containing five or more units
- ▷ Provides financing to private for-profit and nonprofit applicants to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.
- ▷ Supports program delivery costs for projects funded with Low-Income Housing Tax Credits (LIHTCs).

Under the federal regulations governing the District's participation in the HOME program, 15 percent of the HOME entitlement grant is set aside to fund Community Housing Development Organization, or CHDO, activities. Development organizations must be certified by DHCD to participate in the CHDO program. Investments under this program in CHDOs are for the purpose of supporting these nonprofit organizations in developing and managing decent and affordable housing in the District.

In addition, funds may be used for additional purposes, including:

- ▷ The Apartment Improvement Program (AIP), which provides technical assistance to owners of multi-family rental housing to develop comprehensive improvement plans involving owners, renters and financial institutions in a cooperative effort to preserve

affordable multi-family rental housing for low and moderate-income households in the District of Columbia. upgrade rental housing; or

- ▷ The Distressed Property Improvement and Tax Abatement and Incentives Programs which provides tax relief and other financial incentives (e.g., deferral or forgiveness of delinquent property tax liens and water/sewer fees) to occupied rental properties where owners are willing to make property repairs and retain lower income occupancy as authorized in Section 804 and 805 of the Rental Housing Act of 1985.
- *Tenant's Apartment Purchase*: Offers financial assistance to low- and moderate-income occupants of rental housing in the District to purchase their building when threatened with displacement because of a proposed sale of the building to a third party. The program also provides: technical services to nonprofit organizations that provide counseling, loan packaging and other technical services to low- and moderate-income tenant groups desiring to purchase their existing units and convert them to tenant-owned cooperatives and condominiums; and housing management assistance to recently formed low- and moderate-income cooperatives and condo associations.
- *Real Estate Services and Property Management* (formerly Urban Renewal and Community Development Property Management) DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. These properties were acquired under the old Urban Renewal Program or as part of the Community Development Program, and are pending disposition.
- *Title VI*: This activity allows for the use of funds for tax abatements/credits for affordable units set aside in downtown housing developments. HPTF funds may be transferred for this purpose.

TAPP		
Federal funds:	CDBG	\$0.3 million
	HOME	\$0.5 million
HPTF & Other		\$1.7 million
Total		\$2.5 million
FY 04 Program Goals:		
		200 families assisted

Other District Government Agency Programs

- *Multi-Family Rental Housing Program*: Operated through the D.C. Housing Finance Agency, uses tax-free mortgage bonds to provide first trust construction and permanent financing at below market interest rates for developers of new or rehabilitated multi-family housing in the District.
- *Housing Act of 2002*: For 2004, In addition to the Housing Production Trust Fund, the Mayor hopes to fund several initiatives that were contained in the Housing Act of 2002:

 - A series of tax abatement programs aimed at building and preserving affordable housing including: housing in downtown and the area North of Massachusetts Avenue (NOMA); mixed-income housing in high rent neighborhoods; and, housing with expiring Section 8 subsidies.
 - Tax incentives to encourage large employers to develop Employer-Assisted Housing Programs; and,

- Income tax credits to help low and moderate-income homeowners in historic neighborhoods and in neighborhoods where real estate values and taxes are rising dramatically.

Neighborhood Investment

A substantial component of the Department's strategy for neighborhoods is carried out through funding provided to neighborhood-based organizations involved in community development and housing counseling. The goals and objectives under this program support these nonprofit community-based organizations that provide a variety of services to the city. Grants are tailored to match community needs with annual program and project delivery.

DHCD Programs

- ***Neighborhood Based Activities:*** This activity includes neighborhood revitalization projects performed by community development organizations, and comprehensive housing counseling performed by housing counseling agencies. (It combines the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program. (CASSP) Specifically, NDAP:

NDAP

Federal funds	CDBG	\$7.60 million
Local		\$0.16 million
HPTF		<u>\$0.50 million</u>
Total		\$8.26 million

FY 04 Program Goals:

Job training:	150 persons
Tech. Assistance:	300 businesses
Housing Counseling	4000 households

- Targets intensive revitalization efforts in commercial corridors and neighborhoods that have experienced economic decline and physical decay. Funded projects help neighborhood-based non-profit organizations to support and strengthen existing businesses, broaden the commercial mix of stores, restaurants and services, provide capacity for developing additional affordable housing, provide job readiness training and placement, technical assistance for small business and infrastructure improvements.
- Supports a broad range of services related to housing counseling services, including program intake, community outreach, and citizen participation, with an emphasis on home ownership, homeowner home rehabilitation, eviction and mortgage default prevention and preservation of existing housing placements.
- Through the NISP fund, makes available grants to provide NDAP participants with the ability to take a financial stake in strategic business and economic development projects in their service communities. Funds may be used for acquisition, equity, capital, and pre-development costs. (The NISP was created by the City Council.)
- Supports a variety of activities and services in the community through the small component programs within the Community Activities and Services Support Program.

Homeless Support and Prevention

The Emergency Shelter Grant (ESG) is designed to improve the quality of existing emergency shelters for the homeless, assist in making additional shelters available, help meet the costs of operating emergency shelters, and provide certain essential social services to homeless individuals.

ESG		
Federal funds	ESG	\$0.8 million
FY 04 Program Goals:		See text

The District's current homeless and special needs' housing efforts are coordinated and managed by The Community Partnership for the Prevention of Homelessness ("the Partnership"). In 2002, DHCD transferred administration of the ESG grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders in order to leverage all available resources for homeless services within the Human Services cluster. The Partnership serves as the lead agency for the homeless Continuum of Care under a 5-year grant (FY 2000 - FY 2004) from the Department of Human Services (DHS) to address the needs of the District's dependent population, including the homeless and other special need populations (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with AIDS/ HIV).

The District/Partnership-managed Continuum of Care for homeless persons provides the following capacities of shelter and supportive services:

- Prevention;
- Van outreach and transportation to shelters;
- A 24-hour, 1-800 SHELTER hotline;
- A Special Outreach Program to bring people off the streets directly into housing;
- Transitional shelter and housing;
- Emergency shelter;
- Permanent supportive housing; and
- Stand-alone supportive services such as employment, daycare and health services.

The Partnership, with the approval of the Office of the Deputy Mayor for Children, Youth, Families and Elders determines annually which services will be funded with the ESG grant to address the most pressing needs. In 2002 the Partnership used its ESG grant funds to provide van transportation to shelter, outreach and hotline services, eviction prevention grants and shelter/bed rehab. In 2003, the Partnership is providing eviction prevention grants; (11 to date) supporting a family shelter (45 families) and rehabbing shelter beds. DHCD monitors performance under the ESG grant.

Economic and Commercial Development

Census data pointed out the dichotomy between income levels and employment opportunities, and between income levels and housing prices in many parts of the city. The District has adopted a strategy of combining agency resources to create job and business

opportunities for District residents as part of its effort to create and maintain healthy and viable neighborhoods. This has several benefits, including a stronger tax base, more stable neighborhoods and more income to afford increasing housing costs. Major economic development initiatives are managed by the Deputy Mayor for Planning and Economic Development, with DHCD playing a supporting partner role within the HUD-permitted activities. Housing development is, for the District of Columbia, an economic development activity in the broad sense. The District's community development efforts will focus on:

1. Improving the operation of existing economic development programs within the District and negotiating with private lenders for targeted, creative financing of economic development in key geographic and marketing areas where public funds can effectively leverage private financing.
2. Marketing and developing District-owned sites that will provide key, visible "anchors" for economic revitalization and neighborhood stabilization. Targeted sites include major commercial areas such as Fort Lincoln, Columbia Heights, Anacostia Gateway, and Camp Simms.
3. Expanding community development areas to include areas of economic development opportunities.
4. Assisting neighborhood-based community development corporations to stimulate economic development.
5. Monitoring and encouraging Community Reinvestment Act financing opportunities by private lenders.
6. Stimulating the creation of small and minority businesses to serve under-served markets in the city. This will include monitoring and enforcing contracting and employment goals for District firms and residents.
7. Working with DOES, WIC and community-based organizations to provide public and assisted housing residents and other low-income families (including the homeless) economic self-sufficiency support.
8. Enhancing efforts to retain and attract private sector firms in the city, including special attention to tax and regulatory provisions, which adversely impact their operation in the District.

The District will enhance its efforts to retain businesses in and attract businesses to the city, including special attention to tax and regulatory provisions, which adversely impact their operation in the District. Also of prime importance is the creation of small and minority-owned businesses in under-served markets in the city, including monitoring and enforcing local contracting and employment goals for District firms and residents.

DHCD Programs

- *Economic Development (Section 108 Loan Repayments)*: This program account services existing Section 108 loans. DHCD's FY 2004 contingency set aside is \$200,000 in CDBG funds.
- *Real Estate Services and Property Management* (formerly Urban Renewal and Community Development Property Management): DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. These properties were acquired under the old urban renewal program or as part of the community development program and are pending disposition.

- *RLA-Redevelopment Corporation (RLS-RC)*: When the former Redevelopment Land Agency (RLA) Board and assets were transferred to the National Capitol Revitalization Corporation (NCRC), by agreement with DHCD, the RLA-RC committed to sharing with DHCD any lease/rent income from a CDBG-eligible asset, program income or any disposition income of a CDBG-funded asset (if there is any). When DHCD determines CDBG eligibility, the Department returns the RLA-RC share to the Corporation. Budgeted FY 2004 amount is \$1.2 million.

Other District Government Agency Programs

In 2002, the Office of the Mayor implemented, through the Deputy Mayor for Planning and Economic Development, a new local initiative, **"reStore DC,"** to coordinate planning and economic development agency activities that support retention, expansion and attraction of retail stores to our neighborhood business districts. .

The **"Re-Store DC"** program emphasizes strengthening organizations engaged in revitalization activity, promoting and marketing neighborhood business districts and improving the physical appearance and economic health of neighborhood business districts. The four programs in this initiative offer financial and technical assistance to non-profit organizations that seek to undertake commercial revitalization activities, along with technical and financial assistance for small businesses. The four component programs are:

1. **DC Main Streets** provides five years of comprehensive technical and financial assistance for neighborhood business districts to implement revitalization programs for their older and traditional neighborhoods, allowing citizens to help manage retain investment growth. In 2002 five local "Main Street" programs organized by local volunteers and community development professionals for their business districts were selected from 14 applicants to receive awards. During February 2003, application workshops for '04 Main Streets participation will be held in different quadrants and neighborhoods of the city. The DC Main Streets initiative is based on the nationally proven model developed by the National Trust for Historic Preservation.
2. **Commercial District Technical Assistance program (CD-TAP)** provides technical assistance resources for *any commercial district* in the District of Columbia. Business districts with specific technical assistance needs apply to CD-TAP for matching funds to procure technical or advisory services related to a specific revitalization activity or project (s). During the second quarter of 2003 approximately \$250,000 in grants and training or technical assistance for 25 applicants will be awarded. Applications for '04 funding will be due in late March, 2003.
3. **Commercial Property Acquisition and Development Program (CP-A&D)** provides matching funding for non-profit organizations to acquire, redevelop or build commercial properties located anywhere in the District of Columbia. The first round of awards will be made in the 3rd quarter of FY 2003.
4. **A District-wide Small Business Development Program** provides coordination and communication among numerous and varied local and national government programs that provide direct assistance to small businesses. Funding is also being provided to help establish Business Resource Centers in association with library-based facilities that small businesses can visit to receive technical information and access to capital.

General Administration and Overhead

Community Development Block Grant (CDBG) funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs.

Program administration costs includes staff and related expenditures required for overall program management, coordination, monitoring, reporting, and evaluation. Other activities eligible under this category include:

- Citizen participation costs;
- Fair housing activities;
- Indirect costs charged using an accepted cost allocation plan;
- Development of submissions or applications for Federal programs; and
- Certain costs of administering the HOME program or a Federally designated Empowerment Zone or Enterprise Community.

General Admin. and Overhead Agency Management & Program Monitoring		
Federal funds:	CDBG	\$7.1 million
	HOME	\$0.8 million
Local:		\$1.6 million
HPTF & Other:		<u>\$0.5 million</u>
Total:		\$10.0 million

C. Summary: DHCD Program Federal Funds Budgets

Table 5: FY 2004 CDBG Program (CD-29) Budget

1. Homeownership and Home Rehabilitation Assistance	
a. Home Purchase Assistance Program (HPAP)	\$ 3,680,157
b. Single Family Residential Rehabilitation Program	\$ 650,220
c. Homestead Housing Preservation Program	\$ 357,445
d. Home Ownership Developer's Incentive Fund (HODIF)	\$ 150,000
Subtotal	\$ 4,837,822
2. Affordable Housing/Real Estate Development	
a. Development Finance Division Project Funding	\$ 10,566,473
b. Tenant Apartment Purchase	\$ 331,200
c. Real Estate Acquisition and Disposition	\$ 0
d. Title VI	\$ 0
Subtotal	\$ 10,897,673
3. Neighborhood Investment	
a. Neighborhood-Based Activities (including NISP & CASSP)	\$ 7,628,079
Subtotal	\$ 7,628,079
4. Economic and Commercial Development	
a. Economic Development	\$ 200,000
b. Real Estate Services and Property Management	\$ 300,114
c. National Capital Revitalization Corporation (RLA-RC)	\$ 1,200,000
Subtotal	\$ 1,700,114
5. Administrative Services	\$ 6,049,982
6. Program Monitoring and Compliance	
a. Contract Compliance	\$ 993,330
b. Program Monitoring	\$ 50,000
Subtotal	\$ 1,043,330
Total CDBG Program	\$32,157,000

Table 6: FY 2004 HOME Program Budget

1.	Agency Management Program	
a.	Property Management	\$ 819,700
	Subtotal	\$ 819,700
2.	Affordable Housing/Real Estate Development	
a.	DFD Project Financing	\$ 3,554,882
b.	Tenant Apartment Purchase Activity	\$ 500,000
	Subtotal	\$ 4,054,882
3.	Homeownership and Home Rehabilitation Assistance	
a.	Home Purchase Assistance Program	\$ 2,267,418
b.	Single Family Residential Rehabilitation	\$ 1,055,000
	Subtotal	\$ 3,322,418
	TOTAL HOME Program	\$ 8,197,000

Table 7: FY 2004 Emergency Shelter Grant Budget

Homeless Support and Prevention	
Emergency Shelter Grant Management	\$ 828,000
TOTAL ESG Program	\$ 828,000

Table 8: FY 2004 Housing for Persons With AIDS Program Budget

HOPWA Eligible Activity	# People to be served	Costs
1. Housing Information Services	1,000	\$ 100,000
2. Resource Identification		
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities		
4. New Construction, Dwellings and Community Residences		
5. Project-based Rental Assistance	400	\$ 400,000
6. Tenant-based Rental Assistance	235	\$ 2,900,000
7. Short-term rent, Mortgage, and Utility Payments	350	\$ 400,000
8. Supportive Services	300	\$ 219,784
9. Operating Costs		\$ 400,000
10. Technical Assistance		\$ 100,000
11. Administrative Expenses - 7% Cap		\$ 373,537
12. Administrative Expenses - Grantee 3% Off the Top Total HOPWA Formula Award		\$ 282,844
TOTAL HOPWA Program	2,285	\$5,176,161

[Base on HAA information]

PART V ROPOSED FUNDING INITIATIVES AND GEOGRAPHIC DISTRIBUTION OF FUNDING

A. Proposed Initiatives

DHCD's CDBG and HOME programmatic funds will be strategically and geographically targeted to housing and community development assistance which reflect the District's targeted investment strategy, achieve long-term revitalization, and attract private investment interest wherever feasible. In FY 2004, DHCD will target its funds through two competitive processes; a Request for Proposals (RFP) for development projects and a Request for Applications (RFA) for neighborhood-based initiatives. Both federal and local funds will be made available for qualified projects.

In FY 2003, DHCD employed a Notice of Funding Availability process with an RFP for specific proposals to meet priorities delineated in the Consolidated Action Plan. This competitive, targeted process resulted in over 59 proposals for funding. An independent Review Team put forward 27 applications for further evaluation and underwriting. Based on the qualified proposals, and assuming that these applicants complete underwriting successfully, we may exceed some of our performance targets for 2003. For FY 2004, this competitive process will be repeated.

The Department may set aside funding for Neighborhood Revitalization Strategy Areas or other specific target areas for which the general competitive development process has not produced viable proposals. The Department will analyze what, if any, impediments exist to achieving goals in these targeted areas and design a process to elicit project proposals, keeping in mind that proposals must meet underwriting standards.

DHCD will coordinate an interagency initiative for the Southeast DC Bellevue Neighborhood, East of the Anacostia River. The revitalization initiative will include strategies to expand homeownership, develop affordable housing, and to reduce blight and unsafe conditions. DHCD has formed and is working with the Bellevue Advisory Committee, made of up residents, Advisory Neighborhood Commissioners, stakeholders, private-sector interests and DC government agencies to develop a focused plan starting with Forrester Street, Galveston Street, Halley Terrace and Danbury Street, SE.

B. Geographic Priorities

For programs that provide housing assistance to lower income persons in existing standard housing which they choose themselves (e.g. Section 8 existing housing, HPAP single family home purchase program), it is not possible to dictate or steer where they may choose to live. However, for housing assistance involving new or rehabilitated housing, there are choices among competing proposals. Although all persons should be able to choose to live in housing located in any part of the city, the city's targeting of assistance is appropriate based on census data, to maximize investment potential and to show visible results.

For FY 2004, the Department will continue to target its funding to address the demographic changes and needs identified in the 2000 Census, the Administration's development priorities

as identified in the Mayor's City-Wide Strategic Plan. Through its city-wide citizen participation process, the Administration identified 13 areas for targeted investment. These remain priority areas for 2004.

1. Anacostia	8. Ivy City / Trinidad
2. Bellevue	9. Minnesota / Benning
3. Columbia Heights	10. Near Southeast
4. Congress Heights	11. Pennsylvania Avenue / Fairlawn
5. Georgia Avenue, N.W.	12. Shaw
6. H Street, N.E.	13. Takoma
7. Howard University / LeDroit Park	

These areas meet the characteristics of the priority areas outlined in the District's FY 2001-2005 Consolidated Strategic Plan, which targeted investment to:

- Capital Communities, where crime, vacant housing and the absence of retail, educational and social enrichment opportunities require long-term sustained investment;
- Emerging Growth Communities, where development momentum has been established, but where further periodic investment is needed;
- Neighborhoods abutting government centers, Metro stations and Convention Center;
- Neighborhoods in which there is a dense concentration of tax-delinquent, vacant, abandoned and underutilized housing and commercial facilities; and
- Gateways to the city - their first impression sets the tone for visitors' interaction with the city.

C. Neighborhood Revitalization Strategy Areas

1. Georgia Avenue NRSA

DHCD submitted an application in 1999 to the U.S. Department of Housing and Urban Development to designate the Georgia Avenue Corridor as a Neighborhood Revitalization Strategy Area (NRSA). The purpose for submitting the application was to address the economic development needs of the corridor.

The Georgia Avenue Corridor is one of the major north-to-south transportation routes connecting Maryland to downtown D.C. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, N.W. to Eastern Avenue, N.W. Portions of the lower end of the strategy area already qualified as an NRSA because of their federal designations as Enterprise Communities.

Development Strategies:

The NRSA development strategies for the corridor include job creation, housing development, employment and entrepreneurial training and infrastructure development. A combination of

projects and program activities has been identified in the NRSA supporting these four categories to serve as the core tools for revitalizing the Corridor.

The economic performance measures include creating 50 new jobs each year, opening one new job training center by FY 2003, creating 5 new businesses each year, and attracting 1 major employer each year. The housing performance goals include: increasing homeownership by 1%, rehabilitating 20 single-family houses and 20 multifamily properties by 2005. The measures also include renovation of 2 community parks, installation of 50 historical markers, and improvements to the Gateway at Silver Spring.

Several goals have been achieved. In FY 2004 DHCD will continue to employ similar strategies to revitalize the area. In its competitive process for project funding, the Department will aggressively pursue viable proposals for the area and work cooperatively with the Department of Employment Services and Deputy Mayor for Planning and Economic Development to retain and attract businesses and jobs.

Job Training And Entrepreneurial Training

Working in conjunction with Community Development Corporations (CDC), the District of Columbia Chamber of Commerce opened the Georgia Avenue Business Access Center (now called the Georgia Avenue Business Resource Center) at 7408 Georgia Avenue in August 2000. The Center received \$400,000 in Community Development Block Grant (CDBG) funds for 2002 and 2003 through The People's Involvement Corporation (PIC) to cover operational and business services expenses and to facilitate continued technical assistance provision to small, disadvantaged businesses.

The Center has registered more than 100 businesses for services since it opened. Among its many services, the Center provides access to the Small Business Administration programs, business mentoring, and technical assistance from area universities and students from their Schools of Business. George Washington University's graduate students are working with the Center to have groups of businesses develop marketing proposals targeted to the Georgia Avenue corridor. To date the Business Resource Center has helped 10 businesses get loans, 30 businesses get LSDBE certified and 10 businesses get 8 (a) certified.

Housing Development

The District of Columbia Housing Finance Agency has funded the acquisition and rehabilitation of Aspen Courts, the 105 rental units located at 6650-76 Georgia Avenue, N.W. Construction should be completed by early fiscal year 2003. DHCD has approved funding for the rehabilitation of a 13- unit building at 4506 Georgia Avenue to assist low-income clients with special needs. Construction is to begin in 2003.

Employment

In FY 2002, the D.C. Department of Employment Services (DOES) provided employment services at Upshur Street Employment Center located in the NRSA off Georgia Avenue. The office was closed late in the summer due to a fire. Residents in the NRSA are being serviced by the One Stop Career Center located at 1500 Franklin Street NE. New businesses have been established along the corridor since it received the NRSA designation. Similar successes have

been reported in the Georgia Gateway area. The Deputy Mayor for Planning and Economic Development continues to pursue major employers for this area.

Infrastructure Improvements

- *Commercial Facades:* DHCD originally planned to assist in the improvement of 40 commercial facades within the NRSA. As the momentum grew, this was increased. In FY 2002 and carrying over into FY 2003, DHCD has provided over \$1 million to two CDCs to make commercial storefront improvements to more than 100 facades in sections of Georgia Avenue stretching from the lower portions of the Avenue to the District-Maryland line.
- *Streetscape Improvements:* Three commercial areas located in the lower, middle and gateway areas of Georgia Avenue were targeted for public space infrastructure improvements totaling \$1.4 million in public funds. Improvements to the locations include the addition of new globe light fixtures, banner bars, street trees, and sidewalk replacement. Installations in the gateway area are substantially complete, and construction bids have been received for the lower locations. The Department of Public Works plans to make the remaining streetscape improvements in mid fiscal year 2003.
- *Parks and Recreation Improvements:* Three open space park enhancements were completed at Georgia Avenue at Upshur Street, Varnum Street and Arkansas Avenue. The Department of Recreation completed the renovations at the Fort Stevens Recreation Center, will complete the new Emery Recreation Center in May 2003, and is in the planning/design stage for the renovation of the Banneker Recreation Center.

2. Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000. The application was approved in October 2000. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Galludet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy includes job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood.

The performance measures for job creation are to create 25 new jobs each year and start 3 new businesses each year. Jobs created will help break the cycle of poverty, teach new skills and give residents the ability to buy and maintain their homes.

The performance measures for housing and community facilities development over the NRSA period are creation of affordable/mixed-income housing units for 600 families over five years; construction of one 80 slot day care center; construction of one birthing and well-care center for low income residents; and development of three computer learning centers.

Housing Development

DHCD initiated a public-private partnership agreement with HomeFree USA and Chevy Chase Bank to rehabilitate single family and multi-family units in the Trinidad-Ivy City neighborhood. To date, DHCD has participated with HomeFree USA and its partners to develop a focused home rehabilitation effort in the Trinidad-Ivy City neighborhood. DHCD grant funding in FY 2000-2001 enabled HomeFree to establish a pipeline of home rehabilitation projects, by providing resources for outreach to homeowner clients, lead-based paint hazard assessments and rehab loan applications and packaging. In FY 2002-2003, DHCD committed funding for rehabilitation of 35 single-family homes in this neighborhood, leveraging public financing with private investment whenever possible. This project is serving as a prototype for future focused home rehabilitation efforts in targeted neighborhoods with significant home repair needs.

MANA Inc. was selected in the 2003 NOFA process to fund the rehabilitation of three Homestead Properties on Holbrook Street, NE. This project will produce 30 units of rehabilitated housing. In addition, Carver Terrace apartments, a 312-unit project will receive funding in FY 2003.

Job Training, Employment and Entrepreneurial Training

The construction of the DC Developing Families Center (birthing center) was completed in 2000. The Center created 41 new permanent jobs. The Carver Terrace Health and Child Development Center was completed FY 2002. Services being offered include the operation of an 80-slot day-care center and a health center serving 500 neighborhood residents. Fourteen permanent jobs were created.

In addition, employment and entrepreneurial training performance measures included training 50 youth entrepreneurs and 100 community residents in housing construction and lead/asbestos abatement trades. The Youth Services Administration is building a training center, and working closely with the Ivy City Patriots (a community based organization) to enroll students. These or similar measures to establish a mechanism that will achieve the employment and entrepreneurial performance measures will be achieved through DHCD's continued negotiations and discussions with community development corporations and community stakeholder organizations. Also, the Carver Terrace Community Development Corporation is working with the D.C. Department of Employment Services to establish a job-training program.

Infrastructure Improvements

Infrastructure improvements performance measures include renovating two community parks in the next three years; planting a 1,000 street trees to replace missing or dead existing trees; renovating roadways at New York Avenue, Montana Avenue and other streets in the NRSA Area.

The District's Department of Transportation is undertaking a transportation study along the New York Avenue Corridor, which will have an impact on the NRSA. DDOT has budgeted out-

year funds to renovate New York and Montana Avenues; and is in the design phase for bridge repair at New York and Florida Avenues.

The city has created a major economic and transportation improvement by assisting to plan and fund a New York Avenue Metro Station at the western edge of the Area. This planning and funding for this station was developed through a unique public-private partnership. The station will assist DHCD in its strategy to increase jobs and businesses in the Area as well as improving the infrastructure for pedestrian, auto and rail access.

In FY 2004, DHCD will continue its cooperative efforts with the Department of Transportation, and Department of Public Works to improve the Area environment; and will pursue projects to support housing and local business district revitalization.

PART VI HOPWA PERFORMANCE PLAN IN SUPPORT OF HOUSING FOR PERSONS WITH HIV/AIDS

The following material is excerpted from the Formula Application for the Housing Opportunities for Persons with AIDS (HOPWA) Grant. Application text addressing the jurisdictions outside the District of Columbia is contained in Appendix E.

FORMULA APPLICATION: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) GRANT

**Federal Fiscal Year 2004
DC HOPWA FY 03/Year 12**

APPLICANT: THE DISTRICT OF COLUMBIA

**On behalf of the
Washington, D.C. Eligible Metropolitan Area (EMA):
District of Columbia, Suburban Maryland,
Virginia and West Virginia**

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PART I. EMSA SUMMARY

A. EMSA Overview

The Metropolitan Washington DC Eligible Metropolitan Statistical Area (EMSA) encompasses segments of three States (Suburban Maryland, Suburban Virginia and Suburban West Virginia), 18 counties, numerous cities, urban, suburban and rural areas and the District of Columbia. The District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA) serves as the Regional Grantee and Project Sponsor for the District of Columbia. HAA sub-grants to Project Sponsors in suburban jurisdictions that, in turn, sub-contract with local service providers. Demographically, the EMSA contains ethnic, racial and linguistically diverse inner cities and sparsely populated conservative rural areas.

In Suburban Maryland, the Prince George's County Department of Housing and Community Development (PGDHCD) is the Project Sponsor responsible for activities in Calvert, Charles, Frederick, Montgomery, and Prince George's Counties. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor for Suburban Virginia responsible for activities in the Counties of Arlington, Clarke, Culpeper, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren. NVRC's responsibility also includes the cities of Alexandria, Culpeper, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park. In West Virginia, the AIDS Network of the Tri-State Area (ANTS) a non-profit community-based organization is the Project Sponsor responsible for Berkeley and Jefferson Counties.

The total HOPWA formula grant for the Washington, D.C. EMSA HOPWA Year 12 or Federal FY 2004 is \$9,428,000. A formula based on the cumulative number of reported AIDS cases is used for the distribution of funds to each jurisdiction and a .4% contribution from the District of Columbia to Suburban West Virginia. The HOPWA allocation for Year 12 will be distributed as follows:

DC.....	56.6%.....	\$5,176,161--	includes \$373,537 Administrative Cap
MD	24.8%.....	\$2,268,000--	includes \$163,670 Administrative Cap
VA.....	17.6%.....	\$1,609,548--	includes \$116,153 Administrative Cap
<u>WVA</u>	<u>1%</u>	<u>\$91,451</u>	<u>--includes \$6,600 Administrative Cap</u>
Sub-total	100%	\$ 9,145,160	
+ Regional Grantee off the top		\$282,840 (3%)	
EMA Total.....		\$9,428,000	

The District's .4% contribution to West Virginia is necessary to prevent this jurisdiction from receiving less than 1% of the HOPWA grant. HOPWA regulations and guidance indicate that funding for EMSA's administrative charges are limited to 10% of the total grant award, or \$942,800. Three percent (3%) or \$282,840 off the top leaves \$659,960 or 7% of the total award for proportional distribution of administrative dollars to the jurisdictions. As such, the 7% allocation for the administration of the grant in each jurisdiction is inclusive of indirect costs for both suburban administrative agencies and service providers.

The AIDS Surveillance data reported through December 31, 2001 indicates that the EMSA has a cumulative AIDS case total 15,055. Funds allocated for Year 12 will be used to continue the existing client caseload and enhance capacity throughout the EMSA.

B. EMSA Grantee Policy and Priorities

The policy and priorities guiding the planning and implementation of HOPWA services are:

1. Continued implementation and review of the EMSA's Strategic Spending Plan 2000 - 2004
2. Establish a diversified housing continuum of care through program development and access to non-AIDS specific housing resources;
3. Increase participation, collaboration and leveraging with Ryan White, local DHCD Block Grant, mental health, and substance abuse programs;
4. Improved reporting and client tracking;
5. Empower clients toward self sufficiency through vocational and/or other rehabilitation;
6. Provide housing information and referral;
7. Direct all major rehabilitation, repair and acquisition projects to target local CDBG, HOME and ESG grants for funding. HOPWA funding will be used on a small scale and/or as the funding of last resort for rehabilitation, repair and acquisition projects; and
8. Establish housing plans and method to transition clients who are willing and able off assisted housing subsidies within a 30-month period.
9. Establish select housing demonstration programs for targeted groups such as women.
10. Develop Strategic Housing Plan for DC EMA
11. Provide housing mediation services for tenants and landlords.
12. Provide HUD Quality Standard Inspections for tenants.

C. EMSA-wide Action Plan Table FY 2004

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>	DC, Suburban VA	1,830	\$207,592
2. Resource Identification - <i>24 CFR 574.300.b.2</i>			\$
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>			
4. New Construction - <i>24 CFR 574.300.b.4</i>			
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>	DC, Suburban VA	400	\$400,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	EMA-Wide	558	\$5,589,248
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	EMA-Wide	894	\$989,139
7. Supportive Services - <i>24 CFR 574.300.b.7</i>	VA, DC, WVA	450	\$483,711
8. Operating Costs - <i>24 CFR 574.300.b.8</i>	DC, Suburban VA		\$435,688

9. Technical Assistance - 24 CFR 574.300.b.9	DC		\$100,000
10a. Admin. Expenses - 7% cap - 24 CFR 574.300.b.10	EMA-Wide		\$659,960
10b. Admin. Expenses - Grantee 3% off the top - 24 CFR 574.300.b.10	DC		\$282,840
Total			\$9,428,000

E. Map of the Washington, D.C. Eligible Metropolitan Statistical Area (EMSA)

District of Columbia

Suburban Maryland

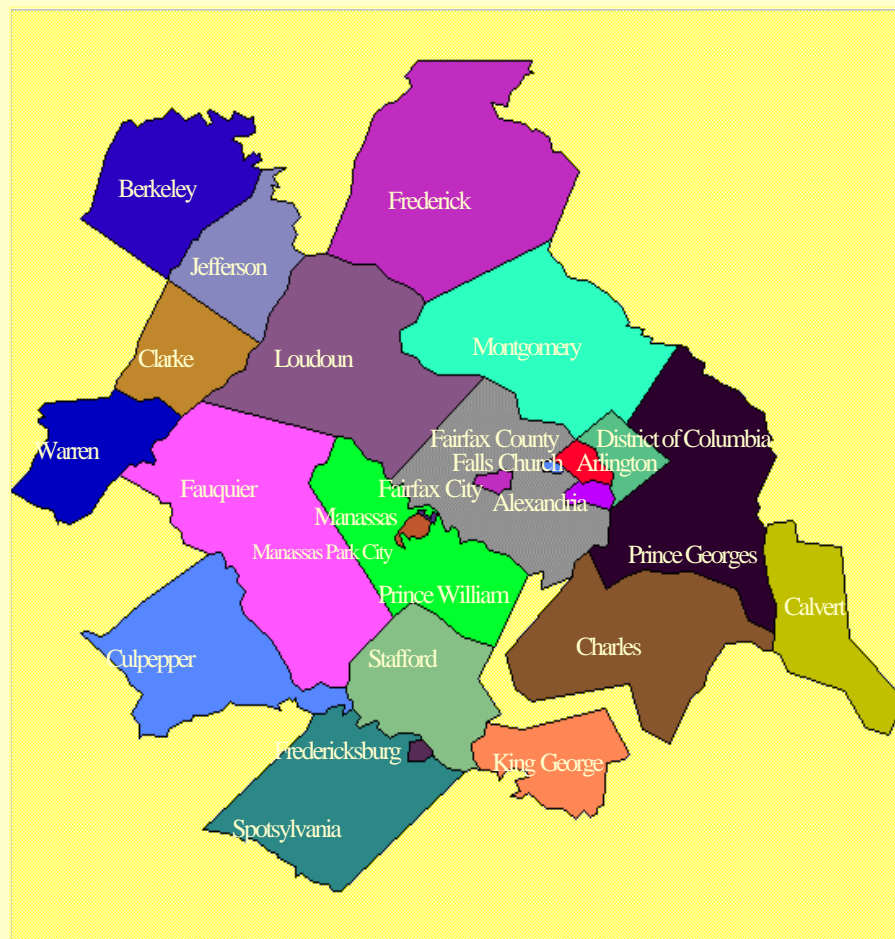
Calvert County
Charles County
Frederick County
Montgomery County
Prince George's County

Virginia

Alexandria City
Arlington County
Clarke County
Culpepper County
Fairfax City
Fairfax County
Falls Church City
Fauquier County
Fredericksburg City
King George County
Loudoun County
Manassas City
Manassas Park City
Prince William County
Spotsylvania County
Stafford County
Warren County

West Virginia

Berkeley
Jefferson



PART II. 2004 ACTION PLANS

District of Columbia**1. Jurisdiction Summary**

The District of Columbia is a jurisdiction that consists of 10 square miles, eight wards and diverse neighborhoods. AIDS cases reported through December 31, 2001, surveillance data indicates that the District has a cumulative AIDS total of 13,899 with 7,418 currently reported as living with AIDS. HIV infections are believed to be higher than reported AIDS cases. In fact, residents of the District of Columbia are disproportionately affected by the AIDS epidemic. District residents comprise .24% of the population nationwide, but 1.6% of the AIDS cases nationwide. Among the reported 13,040 live HIV/AIDS cases 16% are white, 79% are Black and 4% are Hispanic. Reported AIDS cases comprise 77% adult males, 22% adult females and 1% are pediatric. While 89% of reported AIDS cases are among persons between the ages of 20 - 49, those 50 years and older represent 10% of reported AIDS cases.

In 1998, the HIV/AIDS Administration (HAA) funded the DC CARE Consortium to develop a five-year housing needs assessment. This assessment included the participation of Wurzbacher and Associates, human service consultants, AIDS Housing of Washington (AHW), the DC CARE Consortium, HAA Housing Division staff and a HIV/AIDS Housing Steering Committee. The HIV/AIDS Housing Steering Committee consisted of persons representing diverse populations and high-risk groups. However, the large majority of the membership comprised of person's living with HIV/AIDS in the District. The result of this yearlong effort was the completion of a "Five-Year Housing and Support Service Plan for People living with HIV/AIDS in the District of Columbia 1999-2004."

The Five-Year Plan is an 80-page document that includes a preference survey of 501 individuals living with HIV/AIDS, stakeholder interviews and a detailed analysis of the data created. The plan also presents recommendations on critical issues identified by persons living with HIV/AIDS and stakeholders for the enhancement of the HIV/AIDS housing service delivery system. The HAA Housing Program has implemented many of the recommendations proposed in this document such as centralizing the waiting list, bringing consistence to client access and enhancing client choice.

In addition to the "Five-year Housing and Support Service Plan for People living with HIV/AIDS in the District of Columbia 1999-2004," HAA Housing Program staff regularly obtains feedback from the community regarding the need for HIV/AIDS housing services. The Mayor's Ryan White Title I Regional Planning Council meets monthly on the third Thursday providing a venue for the community to voice concerns about HIV/AIDS services including HIV/AIDS housing.

Further, as the Regional Grantee for the Ryan White Title I grant, the HIV/AIDS Administration (HAA) participates in the development of an annual needs assessment. This assessment obtains input from current clients regarding the quality of service provisions throughout the EMA, barriers to care, demographic data and gaps in service. Among the various items, the Ryan White needs assessment survey/questionnaire contains questions regarding housing services. Similarly, during alternate years when focus groups are used, housing services are included in the dialogue. The results of this process are taken into account during the development of HOPWA allocations.

In year 2003 of the 2000-2004 Strategic Plan, The HIV/AIDS Administration proposes to develop a new Five-Year Housing and Support Services Strategic Plan. As a result of the changing demographics of homeless PLWHA and the need for increased quality housing options a new needs assessment will be attained to address these concerns.

2. Methodology for Selecting Project Sponsors

Project sponsors are service providers contracted or granted HOPWA funding to provide eligible activities. In the District of Columbia project sponsors/service providers are selected through a competitive grant Request for Application (RFA) process. The HIV/AIDS Administration (HAA) will maintain continued funding for existing HOPWA tenant-based rental assistance.

The grant monitors in the Grants and Contract Management Division at the HIV/AIDS Administration provide monitoring of HOPWA programs in the District of Columbia. Two HIV/AIDS Housing Program Specialists in the Health and Support Services Division provide programmatic oversight for all HOPWA providers in the District of Columbia and the jurisdictions. Monitors conduct monthly reviews and desk audits of source documentation submitted with monthly reimbursement requests. In addition, monitors and program staff conduct regular onsite visits to assess the implementation of programs.

3. Housing Market Analysis

The Community Partnership (TCP), a non-profit entity funded by the DC Department of Human Services that provides services to the homeless population in the District of Columbia, developed the Strategic Plan for the Homeless Continuum of Care Services in the District of Columbia: 2000 - 2004.

In the plan, the gaps analysis as of January 2000 indicated that on any given day there are 9,460 persons homeless in the District of Columbia. The unmet need for HIV+ homeless individuals on any given day is estimated to be 281 slots for individuals and 248 slots for homeless families. Therefore the gaps analysis suggests that the total unmet need for HIV/AIDS housing services for the homeless is 529 slots. Approximately \$7 million dollars would be required in rental subsidies and other housing services to address this need. The HIV/AIDS Administration provided funding for 120 tenant based rental assistance vouchers in March 2002 to address the rising need for long-term rental assistance. Additional funding will be available to families moving through the housing continuum.

4. District of Columbia - FY 2004 Action Plan

District of Columbia - FY 2004 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>	District of Columbia	1,000	\$100,000
2. Resource Identification - <i>24 CFR 574.300.b.2</i>	District of Columbia		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>	District of Columbia		
4. New Construction (for single room occupancy (SRO) dwellings and Community residences - <i>24 CFR 574.300.b.4</i>	District of Columbia		
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	400	\$400,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	235	\$2,900,000
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	District of Columbia	350	\$400,000
7. Supportive Services - <i>24 CFR 574.300.b.7</i>	District of Columbia	300	\$219,784
8. Operating Costs - <i>24 CFR 574.300.b.8</i>	District of Columbia		\$400,000
9. Technical Assistance - <i>24 CFR 574.300.b.9</i>	District of Columbia		\$100,000
10a. Admin. Expenses - 7% cap - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$373,537
10b. Admin. Expenses - Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$282,840
Total		2,285	\$5,176,161

4.A. Justification of Funding Allocations

Housing for Person's Living With AIDS (HOPWA) funds will enable the HAA to offer housing information; tenant based rental assistance; short-term mortgage assistance, utility payments and support services relevant to housing those in need. At the same time, HOPWA funds will be used in conjunction with Ryan White Title I, Ryan White Title II, and District Appropriated dollars to establish a continuum of care, increase participation, track clients and improve programmatic reporting of housing services. Moreover, HOPWA funds will be utilized to enhance long-term stable housing via referrals to other housing programs such as Section 8.

4.B. Community Participation and Consultation

The HOPWA formula grant application serves a major component of the District's Consolidated Planning Process (CPP) administered by the Department of Housing and Community Development (DHCD). The CPP consists of several public hearings at which the community is afforded an opportunity to comment on proposed allocations. Currently, the Block Grant public hearings include all of the funding programs (i.e., CDBG, HOME, ESG and HOPWA). Generally, three public hearings on the Consolidated Plan are held by DHCD to allow community input. HAA Housing Program staff receives on-going input from the community, vendors, and clients throughout the year.

4.C. Major Goals Towards Implementing Action Plan.

Major goals and activities toward accomplishing the DC EMA Action Plan include, but are not limited to:

- Provide 1000 units of housing information and referral services;
- Provide and maintain 230 tenant-based rental assistance slots;
- Provide 400 persons with supportive/transitional housing services;
- Provide 300 persons with short-term rent, mortgage and utility assistance; and
- Increasing the availability and/or utilization of support services for 400 persons.

5. Alignment of Jurisdictional Priorities with EMSA Priorities

The HIV/AIDS Administration authored the EMA Priorities to bring the entire jurisdiction to a common goal albeit through different methodologies. Similarly, HAA worked closely with suburban jurisdictions to develop the Strategic Spending Plan for FY 2001 - 2004. The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum. Further, the HOPWA priorities of the District of Columbia are to eliminate the current waiting list, provide opportunities to empower clients to self sufficiency, provide housing information and referral and, develop standardized program policies, to ensure quality housing options. All of these activities are inline with the EMA Priorities.

6. Institutional Structure

The HIV/AIDS Administration (HAA) promotes the prevention of HIV/AIDS infection through risk reduction campaigns that take into consideration the unique and distinct ethnic and cultural make-up of persons living in the District of Columbia. HAA is under the Dc Department Of Health's Health Promotion Cluster. The HIV/AIDS Administration has the following divisions: administration, operations, finance, data and evaluation, grants and contract management, health and support services, prevention, and communication. To access housing services all clients will be referred to the gatekeeper agency and will be assigned a case manager. The gatekeeper will provide housing information and referrals, maintain the centralized waiting list, provide comprehensive assessments, and will ensure that the client and his/her social worker establish a housing work plan. Likewise, the gatekeeper will link the client with the most appropriate type of housing assistance such as emergency assistance, short-term rent, mortgage and utility assistance, tenant-base rental assistance and supportive housing for clients that are not prepared for independent living. HAA is developing a continuum of housing services to assist clients at various stages in the HIV/AIDS disease progression. The goal of the HAA funded housing continuum is to stabilize clients and empower them toward self-sufficiency.

7. Coordination

Agencies in the District of Columbia responsible for housing persons with special needs have increased dialogue and information sharing. The Commission on Mental Health, Addition Prevention and Recovery Administration (APRA), DC Housing Authority, The Community Partnership for the Prevention of Homelessness (TCP), and the HIV/AIDS Administration have increased opportunities to exchange information, comment on strategic plans and discuss possible service collaborations. Likewise, within the HIV/AIDS Administration program staff responsible for the administration of HOPWA, Ryan White Title I, and Ryan White Title II grant programs are under the Health and Support Service Division to facilitate greater collaboration. Health and Support Services Division staff at HAA are working to increase the efficiency and effectiveness of HIV/AIDS service delivery system, program linkages and strategic planning.

Currently the HIV/AIDS Administration has established a grant agreement with a housing inspection company to provide Housing Quality Standards inspections for all HOPWA funded housing units. This collaborative effort will ensure that clients have quality housing. Similarly, HAA provides information to TCP in its efforts to identify the numbers of homeless persons assisted by housing programs in the District of Columbia.

8. Resource Identification and Leveraging with non-HOPWA Housing Funds

The HAA Housing Program provides housing, support services and discharge planning activities. To acquire additional Shelter Plus Care (S+C) funding the Housing Division participates in the Homeless Continuum of Care application process administered by The Community Partnership (TCP). HAA Housing Program staff will continue efforts to establish an ongoing dialog with other District Government agencies providing special needs housing such as the Commission on Mental Health, Addition Prevention Recovery Administration (APRA), and TCP to enhance capacity and eliminate duplication of effort.

The HAA funded housing infrastructure is supported by 1.2 million S+C dollars and 1.455 million in DC Appropriated dollars. The S+C dollars do not provide adequate administrative, support service or operational dollars. HAA supports S+C grants with an annual match of 15% in HOPWA funds and DC Appropriated funds for indirect costs to augment these programs with support services and operational expenses.

Ryan White Care Act funding in the District of Columbia is distributed via a competitive grant application process. The majority of housing programs receive awards from these sources or link with other agencies and the AIDS Drug Assistance Program (ADAP) to provide support services. In regards to CDBG, HOME, and ESG grants, HAA does not have direct access to these funds to leverage with HOPWA funding. However, DHCD staff has met with District of Columbia agencies that provide special needs housing to discuss how to enhance strategic planning.

PART VII OTHER ACTIONS

A. Implementation of the Housing Act of 2002

- *Housing Act of 2002*: For 2004, In addition to the Housing Production Trust Fund, the Mayor has budgeted approximately \$15 million for implementation of a broad variety of incentives for housing production/retention and homeownership. These initiatives were contained in the Housing Act of 2002 and are administered in the Office of the Deputy Mayor for Planning and Economic Development:
 - A series of tax abatement programs geared toward specific purposes including the following: inclusion of housing in downtown development proposals; development of housing in the area North of Massachusetts Avenue (NOMA); encouragement for mixed-income housing development; retention and improvement of Section 8 housing and assistance for homeowners in Enterprise Zones.
 - Tax incentives for the business community to encourage Employer-Assisted Home Purchases, and
 - Tax credits to retain and improve historic residential properties; and for low-income, long-term homeowners.

B. Fair Housing Activities

In February 1997, the "Regional Analysis of Impediments to Fair Housing" prepared by the Metropolitan Washington Council of Governments ("COG") resulted in local and region-wide recommendations for actions. A Draft District of Columbia Analysis of Impediments by COG and the Fair Housing Council of Greater Washington (today's Equal Rights Center), as excerpted and updated for inclusion in the "Consolidated Plan for the District of Columbia Fiscal Years 2001-2005", is provided in Appendix D.

To date the Department of Housing and Community Development has made progress in its concerted effort to overcome the effects of the impediments identified through the analysis. The Department has hired a Fair Housing Program Coordinator (Bilingual) who oversees the Department's adherence with fair housing and equal opportunity laws and regulations in the execution of its programs and in expenditures of federal funds. In FY 2004, DHCD plans to continue the activities it undertook in FY 2003. These activities include:

- Continuing to promote fair housing education and participate in activities which further fair housing outreach to under-served communities. To comply with federal regulations and to ensure program accessibility to communities with Limited English Proficiency (LEP), the Department will continue provide program materials in Spanish, Vietnamese and Chinese and continue outreach to these communities.
- Working in concert with HUD's FHEO office and private non-profit civil rights organizations to provide fair housing training sessions for 1) sub-recipients, 2) DHCD program and project managers who manage sub-recipient grants to community based organizations, 3) developers, and 4) community development corporations.

- Preparing a Fair Housing Symposium for Fair Housing Month in the Spring of 2004 in collaboration with the DC Office of Human Rights and the Equal Rights Center, a regional fair housing non-profit organization.
- Continuing to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations as well as to be available as a resource for constituents, and service providers.

Finally, DHCD management has met with and will continue to meet with representatives of the city's various special needs housing advocacy groups (e.g., groups representing individuals with chronic mental illness, needs related to substance abuse, physical challenges, the elderly, etc.), to better determine how DHCD may meet those populations' needs. Strategies will include enhanced enforcement of fair housing requirements, but also will include more targeted funding for special needs housing.

C. Program Monitoring and Improvement

In order to accomplish DHCD's priority activities, DHCD must be able to process transactions quickly and cost effectively. Therefore, two prime objectives are to (1) move housing and commercial development transactions through the agency's pipeline more expeditiously; and (2) create procedures, systems and accountability standards that will firmly establish the Department as the city's principal development vehicle for improving District neighborhoods.

These prime departmental objectives will be accomplished by focusing efforts on the fundamental basics of community development - evaluating and underwriting development proposals based on the strength of the organizations' capacity, financial underpinnings and the flow of public benefits to the residents DHCD is obligated to serve.

In FY 2004, DHCD will continue its program and sub-recipient monitoring activities which includes:

1. conducting reviews of its Construction assistance Program, Neighborhood Development Assistance Program, Multifamily Housing Rehabilitation program, and the Emergency Shelter Grant program,
2. continuing to perform environmental reviews and ensuring that its inventory is current and a backlog is not created,
3. providing technical assistance to the Development Finance Division on implementing project monitoring activities (including HOME funded projects), and
4. conducting follow-up reviews to ensure that corrective actions for audit report recommendations have been implemented.

DHCD has named a "Federal Funds Coordinator" who is responsible for developing a HOME compliance program and for monitoring the timely commitment and expenditure of HOME funds. DHCD anticipates that the Federal Funds Coordinator will work during FY 2004 on implementing various policies and procedures to ensure HOME compliance, to the extent that these are not completed in 2003. The coordinator will also be monitoring HOME program compliance and HOME spending during FY 2004.

In addition, DHCD will continue to revise its Homestead, Single-Family and Multi-family-Residential Rehabilitation program policies and processes for implementing the Lead-Safe Housing Rule. The Department is revising its position descriptions and accountability procedures, forging a new Labor-Management partnership and creating a Knowledge Management program to increase organizational learning and capture institutional knowledge.

In FY 2004, DHCD plans to fully implement the computer-based management information system, (MIS) referred to as "HDS." DHCD has begun using software developed by Housing and Development Software, Inc. (HDS). The new management information system provides project tracking, budgetary, and performance information on a regular and timely basis, so that the management of the agency's operations may be considerably improved.

DHCD will continue to monitor its activities through ongoing communications with sub-grantees and quarterly site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through HDS and HUD's Integrated Disbursement and Information System (IDIS). IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully operational, most functions will be carried out under that system. By linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained in this Action Plan for FY 2004.

DHCD will produce a self-evaluation of its annual performance in relation to meeting priorities and specific objectives in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides a summary of the programmatic accomplishments for projects reported under the IDIS, as well as additional narratives describing program milestones and accomplishments. The CAPER must be filed with HUD within 90 days (December 30) after the close of DHCD's program year.

D. Public Outreach

In the areas of community outreach and communications, the Department's Office of Strategy and Communications (OSC) will continue to emphasize expanded marketing of DHCD's programs and projects and ensuring that all segments of the community are aware of, and take advantage of the various home ownership opportunities available.

- DHCD's outreach and communications strategy includes:
 1. Meeting regularly with constituents and stakeholders in seminars, workshops and brown bag luncheons,
 2. Communicating with the media through press advisories and/or press releases on DHCD's strategies, programs, projects and accomplishments,
 3. Marketing projects funded by DHCD by staging events such as: ground breakings, ribbon cuttings, and contract signings, and

4. Informing stakeholders and the public by producing and distributing brochures and other printed materials as well as a promotional video, "DHCD, The Product, The People, The Community", which promotes the projects, programs, and satisfied clients of DHCD.
- The Department plans to:
 1. Update and expand its outreach database to ensure maximizing outreach to all residents of the District of Columbia,
 2. Continue expansion of the "DHCD's Ambassadors' Program", by building partnerships with various stakeholders through a series of one-day tours of DHCD projects to highlight the Department's accomplishments, and through presentations at ANCs, community, and civic associations,
 3. Increase solicitation of input from other stakeholders (financial institutions, community organizations, developers, etc.) to determine the need for home ownership and community and economic development initiatives in under-served communities to help stabilize and revitalize those neighborhoods, and
 4. Conduct public hearings throughout the year to solicit citizen participation in the development of the Department's annual action plan, programs and the budget process and to engage discussion on DHCD's performance.

PART VIII PROGRAM-SPECIFIC REQUIREMENTS

A. Community Development Block Grant

The proposed uses of DHCD's budgeted CDBG funds, including program income and other funds, are described in sections Part IVB and C.

B. HOME Program

All proposed uses of HOME funds are described in sections Part IVB and C. DHCD is developing a guide for the HOME Program, including the requirements for resale and recapture of HOME funds used for homebuyer and home repair activities, and income-level requirements for multifamily construction and rehabilitation activities.

PART IX CERTIFICATIONS

General Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby makes the following certifications:

Affirmatively Furthering Fair Housing - The District hereby certifies that it will affirmatively further fair housing.

Anti-Displacement and Relocation Plan - The District of Columbia Government hereby certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan that, in the case of any such displacement in connection with any activity assisted with funds provided the CDBG or HOME programs, requires the same actions and provides the same rights as required and provided under Section 104(d) of the Housing and Community Development Act of 1974 in the event of displacement in connection with a development project assisted under Section 106 or 119 of such Act.

Drug Free Workplace - The District of Columbia Government will provide a drug-free workplace by:

1. Publishing a statement notify such employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specify the actions that will be taken against employees for violations of each prohibition;
2. Establishing an ongoing drug-free awareness program to inform such employees about;
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Providing all employees engaged in performance of the grant with a copy of the statement required by subparagraph 1 of this clause;
4. Notifying such employees in writing in the statement required by subparagraph 1 of this clause that as a condition of continued employment on this grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer, in writing, of the employee's conviction for a criminal drug statute for a violation occurring in the workplace not later than five (5) calendar days after such conviction.

5. Notifying the Contracting Officer, in writing, within ten (10) calendar days after receiving notice under subdivision 4(b) of this clause, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;
6. Within thirty (30) calendar days after receiving notice under subdivision 4(b) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:
 - (a) Taking appropriate personnel action against such employee up to and including termination; or
 - (b) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement or other appropriate agency.
7. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 through 6 of this clause.

The grantee, if an individual, agrees by award of the grant or acceptance of a purchase order, to not engage in the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance in the performance of this grant.

In addition to other remedies available to the Government, the grantee's failure to comply with these requirements may, pursuant to FAR 23.506, render the grantee subject to suspension of grant payments, termination of the grant for default, and suspension or debarment.

Anti-Lobbying - The District of Columbia Government hereby certifies that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any reason for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, loan, loan or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and
3. It will require that Anti-Lobbying language be included in the award documents for all standards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; the jurisdiction is in compliance with restrictions on lobbying required by 24 CFR Part 87, together *with* disclosure forms, if required by that part.

Authority of Jurisdiction - The District of Columbia Government hereby certifies that the Consolidated Plan for the 2001-2005 period is authorized under local law and the District of Columbia Government possesses the legal authority to carry out the programs for which it is seeking funding in accordance with applicable HUD regulations.

Its governing body has duly adopted or passed as an official act, a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the Consolidated Plan and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the Consolidated Plan and to provide such additional information as may be required.

Prior to submission of its Consolidated Plan to HUD, the grantee has:

1. Met the citizen participation requirements of Section 570.301(b);
2. Prepared its Consolidated Plan of housing and community development objectives and projected use of funds in accordance with Section 570.301 and made it available to the public.

Consistency with the Plan - The District of Columbia Government hereby certifies that the housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Acquisition and Relocation - The District of Columbia Government hereby certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24.

Section 3 - The District of Columbia Government certifies that it will comply with Section 3 of the Housing and Urban Development Act of 1968 and implementing regulations at 24 CFR Part 135.

By: _____ Date:

Stanley Jackson, Director
Department of Housing and Community
Development

Community Development Block Grant Program Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby makes the following certifications:

Citizen Participation

The District of Columbia Government hereby certifies it is following a detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low- and moderate-income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdictions;
2. Provides citizens with reasonable and timely access to local meetings, information and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
5. Provides for a timely written answer to written complaints and grievances, with 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Community Development Plan - The District of Columbia Government hereby certifies that this consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the statute authorizing the CDBG Program, as described in 24 CFR 570.2.

Current Plan - The District of Columbia Government hereby certifies that it is following a current Consolidated Plan that was approved by HUD in September, 2000.

Fund Usage - The District of Columbia Government hereby certifies that it has complied with the following criteria:

1. With respect to activities expected to be assisted with CDBG funds, the Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.
2. The aggregate use of CDBG funds, including section 108 guaranteed loans, during a period of three specific consecutive program years, shall principally benefit low- and moderate-income families in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons; and
3. The District of Columbia Government will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvement. However, if CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force - The District of Columbia Government has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy enforcing applicable State and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-Discrimination Laws - The District of Columbia Government hereby certifies that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.), the Fair Housing Act (42 U.S.C. 3601 - 3619), and implementing regulations.

Compliance with Lead-Based Paint Procedures - The District of Columbia Government hereby certifies that its notification, inspection, testing, and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608.

Compliance with Laws - The District of Columbia Government hereby certifies that it will comply with applicable laws.

By: _____
Stanley Jackson, Director
Department of Housing and Community Development

Date:

HOME Program Certifications

In accordance with applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby certifies that:

1. It is using and will use HOME funds for eligible activities and costs as described in 24 CFR 92.205 through 92.209, and not for activities and costs prohibited under 24 CFR 92.214; and
2. Prior to committing funds to a project, it will evaluate the project in accordance with guidelines it has adopted and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

By: _____ Date:
Stanley Jackson, Director
Department of Housing and Community Development

Emergency Shelter Grant (ESG) Program Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby certifies that:

1. In the case of assistance involving major rehabilitation or conversion, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a 10-year period;
2. In the case of assistance involving rehabilitation less than that covered under the preceding paragraph, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a three-year period;
3. In the case of assistance involving essential services (including but not limited to employment, health, drug abuse, or education) or maintenance, operation, insurance, utilities and furnishings, the applicant will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served;
4. Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary;
5. It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, and local, and private assistance available for such individuals;
6. It will obtain matching amounts required under Section 576.71 of this title;
7. It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter;
8. To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this program, in providing services assisted under the program, and in providing services for occupants of facilities assisted under the program; and
9. It is following a current HUD-approved Consolidated Plan.

By: _____ Date: _____
Carolyn Graham, Deputy Mayor for Children,
Youth, Families and Elders

By: _____ Date: _____
Stanley Jackson, Director
Department of Housing and Community Development

Housing Opportunities for Persons with AIDS (HOPWA) Program Certification

In accordance with the applicable statutes and regulations governing the Housing and community Plan regulations, the District of Columbia Government hereby certifies that:

1. Activities funded under the program will meet urgent needs that are not being met by available public and private sources; and
2. Any building or structure assisted under that program shall be operated for the purpose specified in the plan:
 - a) period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility; or
 - b) For a period *of* not less than three years *in* the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

By: _____ Date: _____

HIV/AIDS Administration,
DC Department of Health

By: _____ Date: _____

Stanley Jackson, Director
Department of Housing and Community Development

APPENDIX A WARD HOUSEHOLD, HOUSING AND EMPLOYMENT DATA AND ANALYSIS

The following discussion is based on the data in Table 9 and Table 10 on pages 65 and 66. Readers should keep in mind that Census and other figures presented at the ward level may mask significant disparities at the neighborhood cluster level. Moreover, there is no ward-level data to indicate housing conditions.

Ward 1

1. Population and Household Composition¹⁶

Ward 1 was one of only two wards to experience more than 1 percent growth in population over the decade. Ward 1's population grew by 2 percent, and the share of working-age adults rose while the share of youth and (especially) the elderly fell. The number of households increased while household size fell slightly, indicating a relative increase in the number of one- and two-person working households.

2. Income, Employment and Poverty¹⁷

The median household income in Ward 1 rose dramatically over the decade, with the second highest rate of increase after Ward 3 and the second lowest rate of increase in the poverty rate. The percentage of children in poverty still is higher than the general poverty rate, however, and the rate of seniors in poverty is tied with Ward 6 for highest in the District. The unemployment rate in Ward 1 was 5.5 percent at the end of Fiscal Year 2001, down from 6.1 percent at the start of the year.

3. Homeownership, Home Values, and Housing Costs¹⁸

The rate of homeownership in Ward 1 is below the District rate. The increase in median home value was the highest in the District, however, demonstrating that Ward 1 is the epicenter of the "hot" real estate market. This may be attributed to the opening of the Columbia Heights Metro station as well as to the increased desirability of the District as a whole.

The average rent for a studio apartment is lower than that for the District as a whole, but the average rents for one and two bedroom units are 20 percent and 12 percent higher. Rents for larger units appear to be lower, but the sample size is fairly small.

¹⁶ Source for District and Ward information: U.S. Census, provided by the D.C. Office of Planning.

¹⁷ Source for District and Ward employment information: D.C. Department of Employment Services. Source for District and Ward general poverty information: U.S. Census, provided by the D.C. Office of Planning. Source of childhood and senior poverty information: D.C. Agenda.

¹⁸ Source for District and Ward homeownership and home value information: U.S. Census, provided by the D.C. Office of Planning and the U.S. Census website. Source for rental housing information: Metropolitan Washington Council of Governments. Source for District Fair Market Rent and housing wage information: National Low Income Housing Coalition "Out of Reach" report.

Table 9: Ward-by-Ward Demographic Information

Ward	Population and Household Characteristics						Income, Employment and Poverty						
	Year	Population	Elderly	Elderly as a Share of Population	Youth	Youth as a Share of Population	Households	Persons per Household	Median Household Income	Unemployment Rate	Poverty Rate	Seniors in Poverty*	Children in Poverty*
Total	1990	606,900	77,847	12.8%	117,092	19.3%	249,634	2.43	30,727	10/01: 6.6%	16.9%	17.2%	25.5%
	2000	572,079	69,898	12.2%	114,992	20.1%	248,388	2.30	40,127	09/02: 6.0%	20.2%	16.4%	31.7%
	Change	-5.7%	-10.2%	-4.7%	-1.8%	4.2%	-0.5%	-5.3%	30.6%	-9.1%	19.5%	-4.7%	24.3%
1	1990	71,935	7,519	10.5%	13,247	18.4%	30,318	2.37	25,020	10/01: 6.1%	21.0%	N/A	N/A
	2000	73,364	5,684	7.7%	13,102	17.9%	31,395	2.34	36,902	09/02: 5.5%	22.0%	24.7%	34.4%
	Change	2.0%	-24.4%	-25.9%	-1.1%	-3.0%	3.6%	-1.5%	47.5%	-9.8%	4.8%	N/A	N/A
2	1990	67,101	7,237	10.8%	5,672	8.5%	33,603	2.00	32,527	10/01: 5.4%	18.2%	N/A	N/A
	2000	68,869	6,272	9.1%	5,513	8.0%	36,022	1.91	44,742	09/02: 4.9%	18.7%	20.8%	25.8%
	Change	2.6%	-13.3%	-15.6%	-2.8%	-5.3%	7.2%	-4.3%	37.6%	-9.3%	2.7%	N/A	N/A
3	1990	73,209	11,958	16.3%	8,372	11.4%	36,555	2.00	45,203	10/01: 2.2%	6.6%	N/A	N/A
	2000	73,718	10,138	13.8%	8,817	12.0%	37,427	1.97	71,875	09/02: 2.0%	7.4%	3.8%	3.0%
	Change	0.7%	-15.2%	-15.8%	5.3%	4.6%	2.4%	-1.7%	59.0%	-9.1%	12.1%	N/A	N/A
4	1990	77,615	13,324	17.2%	14,676	18.9%	29,469	2.63	35,135	10/01: 6.3%	8.0%	N/A	N/A
	2000	74,092	12,692	17.1%	15,691	21.2%	28,905	2.56	46,408	09/02: 5.7%	12.0%	11.7%	16.4%
	Change	-4.5%	-4.7%	-0.2%	6.9%	12.0%	-1.9%	-2.7%	32.1%	-9.5%	50.0%	N/A	N/A
5	1990	83,450	14,451	17.3%	16,677	20.0%	30,624	2.72	25,246	10/01: 8.5%	15.4%	N/A	N/A
	2000	72,527	12,924	17.8%	15,328	21.1%	28,112	2.58	34,433	09/02: 7.7%	20.0%	16.3%	28.1%
	Change	-13.1%	-10.6%	2.9%	-8.1%	5.8%	-8.2%	-5.3%	36.4%	-9.4%	29.9%	N/A	N/A
6	1990	71,168	8,087	11.4%	11,453	16.1%	29,688	2.40	32,606	10/01: 7.6%	18.3%	N/A	N/A
	2000	68,035	7,785	11.4%	11,657	17.1%	32,073	2.12	41,554	09/02: 6.8%	21.1%	24.6%	36.4%
	Change	-4.4%	-3.7%	0.7%	1.8%	6.5%	8.0%	-11.5%	27.4%	-10.5%	15.3%	N/A	N/A
7	1990	79,691	10,111	12.7%	20,068	25.2%	31,808	2.51	25,138	10/01: 7.6%	19.4%	N/A	N/A
	2000	70,540	9,849	14.0%	19,420	27.5%	29,361	2.40	30,533	09/02: 6.9%	24.9%	17.7%	36.9%
	Change	-11.5%	-2.6%	10.0%	-3.2%	9.3%	-7.7%	-4.1%	21.5%	-9.2%	28.4%	N/A	N/A
8	1990	82,731	5,160	6.2%	26,927	32.5%	27,569	3.00	20,274	10/01: 12.4%	27.5%	N/A	N/A
	2000	70,914	4,554	6.4%	25,464	35.9%	25,043	2.83	25,017	09/02: 11.2%	36.0%	23.8%	50.8%
	Change	-14.3%	-11.7%	3.0%	-5.4%	10.3%	-9.2%	-5.6%	23.4%	-9.7%	30.9%	N/A	N/A

All comparisons are based on 2002 ward boundaries except where noted with an asterisk(*).

Table 10: Ward-by-Ward Homeownership and Housing Information

Ward	Total			1			2			3			4		
	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change
Year															
Home Ownership Rate	38.9%	40.8%	4.9%	27.2%	28.4%	4.4%	29.7%	32.2%	8.4%	46.6%	49.4%	6.0%	61.1%	61.7%	1.0%
Median Home Value	\$ 123,900	\$ 157,200	26.9%	\$ 122,400	\$ 171,295	39.9%	\$ 376,400	\$ 451,419	19.9%	\$ 383,500	\$ 448,957	17.1%	\$ 131,800	\$ 163,800	24.3%
Ward				5			6			7			8		
Year				1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change
Home Ownership Rate				46.2%	49.0%	6.1%	40.7%	41.0%	0.7%	39.3%	41.1%	4.6%	18.2%	21.4%	17.6%
Median Home Value				\$ 99,400	\$ 130,235	31.0%	\$ 151,300	\$ 169,802	12.2%	\$ 86,400	\$ 104,088	20.5%	\$ 80,400	\$ 97,837	21.7%

Ward	Total			1			2			3			4		
	Rent	Share of Total		Rent	Share of Total		Rent	Share of Total		Rent	Share of Total		Rent	Share of Total	
2002 Rental Stock															
0 BR	\$619	20.9%		\$586	25.5%		\$774	32.8%		\$764	29.5%		\$528	14.0%	
1 BR	\$670	46.4%		\$810	52.5%		\$918	39.0%		\$1,022	49.7%		\$573	66.0%	
2 BR	\$904	26.4%		\$1,014	19.0%		\$1,178	21.1%		\$1,461	19.7%		\$660	18.0%	
3 BR	\$1,015	5.6%		\$931	2.9%		\$986	5.5%		\$1,998	1.0%		\$1,190	2.0%	
4 BR	\$1,292	0.7%		\$759	0.2%		\$1,632	1.6%		\$1,500	0.1%		\$530	0.1%	
Ward	Total**			5			6			7			8		
2002 Rental Stock	District FMR	Wage Needed to Afford		Rent	Share of Total		Rent	Share of Total		Rent	Share of Total		Rent	Share of Total	
0 BR	\$748	\$14.38		\$398	16.7%		\$547	13.2%		\$462	2.9%		\$496	1.8%	
1 BR	\$851	\$16.37		\$501	53.9%		\$604	54.0%		\$525	46.3%		\$538	35.1%	
2 BR	\$999	\$19.21		\$676	19.1%		\$816	26.4%		\$634	38.4%		\$717	53.0%	
3 BR	\$1,360	\$26.15		\$990	9.5%		\$1,050	6.2%		\$896	12.1%		\$1,022	9.2%	
4 BR	\$1,642	\$31.58		\$993	0.8%		\$875	0.2%		\$1,415	0.3%		\$1,384	0.9%	

** Data taken from NLHC report, for comparison with ward rents

4. Summary

There is a high rate of family poverty in Ward 1, as demonstrated by the large percentage of children in poverty, yet there also has been a dramatic increase in the median household income, suggesting that there has been an inflow of higher-income, smaller households to the ward. The increase in the number of households, along with the shrinking household size, suggests that there has been more competition for available housing. This likely is the cause of the dramatic increase in housing costs.

Ward 1 clearly is in economic transition, and the figures suggest that the preservation and expansion of affordable housing opportunities is a high priority for this ward. The high rate of childhood and senior poverty also indicates that family services and affordable senior housing also should be priorities for the ward.

Ward 2

1. Population and Household Composition

Ward 2 had the highest rate of population growth in the District - 2.6 percent - and the ward saw a shrinkage in the percentage of the population that is younger than 18 and older than 65. Ward 2 had the second highest rate of increase in the number of households while household size shrunk. Like Ward 1, these numbers suggest that there was a relative increase in the number of one- and two-person working households.

2. Income, Employment and Poverty

The median household income in Ward 2 rose by more than 37 percent over the decade. Unemployment is below the District average, and the increase in poverty was the lowest among all the wards - a 2.7 percent increase. Still, there are high rates of childhood and senior poverty in Ward 2.

3. Homeownership, Home Values, and Housing Costs

Ward 2, like Wards 1 and 8, is a ward predominantly of renters. Even though the homeownership rate increased by 8.4 percent, less than one-third of the households own their own homes. The low rate of homeownership to some extent may reflect the large student population at George Washington and Georgetown Universities, but it also may reflect the relatively low incomes in the eastern half of the ward. At the same time, the ward's median home values are the highest in the District, a fact that reflects the property values of areas like Georgetown and Burleith.

The average rent for a zero to two bedroom apartments are among the highest in the District, and they exceed the District's Fair Market Rent. This again may be a reflection of the competition brought about by the large student population, but - by the NLIHC definition - Ward 2 as a whole is not affordable to the District's extremely low income population.

4. Summary

The diversity of Ward 2 - a ward that includes downtown, Georgetown University, Logan Circle and Shaw - make characterization difficult. The revitalization of the Shaw

neighborhood, however, along with the population and income figures, are indication that parts of Ward 2 that previously were affordable are becoming less so. Like Ward 1, Ward 2 is in economic transition, and the figures suggest that the preservation and expansion of affordable housing opportunities is a high priority for this ward. The relatively low share of children among the ward's population may be a result of skewing due to the student population, so the creation of opportunities for youth development should not be overlooked in the community development planning process.

Ward 3

1. Population and Household Composition

Ward 3 experienced a low rate of positive population growth over the decade, 0.7 percent. The elderly shrunk as a percentage of the population while youth's share of the population grew by nearly 5 percent. Like Wards 1, 2 and 6, the number of households grew slightly while the number of persons per household decreased.

2. Income, Employment and Poverty

Ward 3 has the lowest unemployment rate in the District - 2 percent - and the highest median household income. Poverty is correspondingly low, at 7.4 percent, although this is an increase from 6.6 percent in 1990. Ward 3 is the only ward where the percentage of seniors and children living in poverty is lower than the general poverty rate, suggesting that - unlike the other wards - poverty is concentrated among working-age adults with no dependents.

3. Homeownership, Home Values, and Housing Costs

The rate of homeownership in Ward 3 rose slightly to nearly 50 percent. The median home values stand at nearly \$449,000, the second highest in the District. Rents similarly are high, and rental units contain predominantly zero to two bedroom units. Ward 3 has the smallest relative number of three or more bedroom units of any ward.

4. Summary

Given Ward 3's high incomes and housing values, there may be little opportunity to support affordable housing in the area, except as a means of promoting greater economic integration. The existence of a poverty population, albeit a small one, suggests that there may be value in social service outreach to parts of the ward, however.

Ward 4

1. Population and Household Composition

Ward 4 experienced a moderate drop in population over the decade, shrinking by 3,600 residents. The ward grew relatively younger, as the share of the elderly fell by 4.7 percent while the share of youth grew by 12 percent. The ward has relatively smaller, relatively younger households than it did in 1990. Unlike in Wards 1, 2 and 3 - but like in Wards 5, 6, 7 and 8 - there was an absolute drop in the number of working-age adults over the decade. This direction of change would suggest that there is less competition for housing than there is in some other wards.

2. Income, Employment and Poverty

Ward 4's median household income rose at a slightly higher rate than did that of the District as a whole. Unemployment is slightly lower than the District rate. The poverty rate also is lower than that of the District - 12 percent versus 20 percent, and its rate of seniors and children in poverty is relatively low, second only to Ward 3. It is worth noting, however, that the poverty rate in 1990 was only 8 percent.

These figures suggest that Ward 4's employment picture is relatively stable, the growth in poverty notwithstanding; however, Georgia Avenue, with its long commercial strip and use as a commuter thoroughway, remains a key area for economic development.

3. Homeownership, Home Values, and Housing Costs

Ward 4 has the highest rate of homeownership in the District - 61.7 percent of its households are homeowners. It is the only ward where the homeownership rate exceeds 50 percent. Rents are relatively modest and fall below the Fair Market Rent, but - like other parts of the District - family-size units are in short supply.

4. Summary

While affordable housing is in short supply across the District, the housing and economic picture in Ward 4 appears less dire for current residents than in many other wards. Georgia Avenue remains a key corridor for economic investment and job growth, and the age shift in population suggests there may be increased need for programs that serve youth.

Ward 5

1. Population and Household Composition

Ward 5 experienced the second highest population drop, losing nearly 11,000 residents (13.1 percent of the total) between 1990 and 2000. This represents 2,500 households. In Ward 5, as in Wards 7 and 8, the remaining population is either older and younger - seniors and children both make up a larger percent of the population than they did in 1990.¹⁹ Correspondingly, as with Wards 4, 6, 7 and 8, there are both relatively and absolutely fewer working-age adults than there were in 1990.

2. Income, Employment and Poverty

Ward 5's median household income rose by 36 percent. It stands below the District median income of \$40,127. The unemployment rate is 7.7 percent, above the District rate of 6.0 percent. Its poverty rate equals that of the District as a whole, as does the rate of poverty among seniors, but the childhood poverty rate is below that of the District - 28.1 percent versus 31.7 percent. The 1990 poverty rate was below the District average, however.

¹⁹ In Wards 3, 4 and 6, children make up a larger share of the population than they did in 1990 as well, but the share of elderly either stayed constant or declined.

3. Homeownership, Home Values, and Housing Costs

The homeownership rate in Ward 5 is 49 percent, just behind the rate of Ward 3, and the ward experienced a faster rate of growth in homeownership than did the District as a whole. Median home values and rents remain low, suggesting relative affordability. The ward also has a large share of family-size units – 10.3 percent of the rental units recorded in the study have three or more bedrooms.

4. Summary

Ward 5 has relatively affordable housing costs, but other indicators suggest that the Ward may have slightly lost ground economically over the decade. The District might consider focusing workforce and economic development resources on the ward, to bring its unemployment rate down and arrest the increase in poverty.

Ward 6

1. Population and Household Composition

Ward 6's population declined by 4.4 percent over the decade. There was an absolute and relative decline in the number of working-age adults, and an absolute and relative increase in the number of youth. (The senior population fell but remained the same share of population as it was in 1990.) The number of households increased while the number of persons per household fell, as occurred in Wards 1, 2 and 3.

2. Income, Employment and Poverty

Median household income rose at a slightly lower rate than that of the District as a whole but remains above the District average. The ward's poverty rate is in line with that of the District, although its senior poverty rate is tied with Ward 1 as the highest in the District. Ward 6 saw a large decline in unemployment over the decade, but its current unemployment rate still is higher than that of the District as a whole. H Street, N.E., like Georgia Avenue in Ward 4, represents a significant target for economic development activity.

3. Homeownership, Home Values, and Housing Costs

Forty-one percent of Ward 6 households are homeowners, a figure that is relatively unchanged from 1990. The median home value also rose the least dramatically among all the wards – only 12.2 percent, versus 26.9 percent District-wide. At \$169,802, however, the ward's median home value still is higher than the District median home value.

Rents are below the Fair Market Rent for the District, and also are below the average for the District as reported in the COG study. These figures suggest that there are affordable units in the ward.

4. Summary

The high rate of senior poverty in Ward 6 indicates that affordable senior housing should be a priority for the ward. The District also has the opportunity to restore the strength of the H Street, N.E. commercial corridor, which could address some of the employment issues.

Ward 7

1. Population and Household Composition

Ward 7 experienced an 11.5 percent decline in population over the decade. While the number of seniors and children fell slightly, the number of working adults fell more, so that seniors and youth make up a larger percent of the population. The number of households also fell, as did the average size of each household.

2. Income, Employment and Poverty

The rate of increase in median household income was only 21.5 percent, less than that of the District as a whole. The poverty rate of 24.9 percent is the second highest among the wards, as is the rate of children in poverty. Unemployment stands at 6.9 percent.

3. Homeownership, Home Values, and Housing Costs

Just over 41 percent of the ward's households are homeowners. The median home value is \$104,088 - a figure that rose by more than 20 percent over the decade, a faster rate of growth than in Wards 2 or 3. Rents are below the District's Fair Market Rent. According to the COG study, Ward 7 has the highest share of family-size units in the District - 12.4 percent of the rental units recorded in the study have three or more bedrooms.

4. Summary

The above figures suggest that workforce development, job creation and services for families are pressing needs in Ward 7 as well as the creation of other economic opportunities that will increase earning power. Although home values have risen, they rose commensurately with median incomes, and rents are relatively modest. Although this is welcome news from the perspective of housing affordability, it also suggests that the economic boom experienced in the western half of the District has bypassed the ward. The high rate of poverty and childhood poverty confirm this, and are issues that must be addressed to ensure that the ward does not begin to see housing costs outstrip incomes.

Ward 8

1. Population and Household Composition

Ward 8 experienced the most dramatic drop in population of all wards during the 1990s - nearly 12,000 people representing more than 14 percent of ward residents. The number of households declined by 9.2 percent. The relative numbers of seniors and youth increased over the decade, meaning that the number of working age adults fell markedly, by almost 9,750.

2. Income, Employment and Poverty

Ward 8 has the highest unemployment rate in the District, 11.2 percent, down from 12.7 percent in 1990. Its poverty rate also is the highest, at 36 percent, and more than half of the

ward's children live in poverty. The median household income is the lowest in the District, at \$25,017.

3. Homeownership, Home Values, and Housing Costs

Ward 8 has the highest percentage of renting households in the District - only 21.4 percent are homeowners. Nonetheless, the rate of increase in homeownership was the highest in the District - 17.6 percent, far outstripping any other ward. This may be attributable to the large number of homeownership projects constructed in the ward over the decade. Home values remain low as do rents, making the ward the most affordable in the District. The ward also a large share of family-size units - 10.1 percent of the rental units recorded in the COG study have three or more bedrooms, just behind Wards 5 and 7.

4. Summary

The dramatic increase in the homeownership rate is a positive sign for the ward, but the high rate of poverty among families with children indicates that the District should focus its efforts on workforce development, job creation and services for families. Like Ward 7, the economic boom has bypassed the ward, which presents a double-edged sword for residents - costs remain low, but so do values for homeowners. The District should focus on the ward's assets, such as Old Town Anacostia and the waterfront, to create other economic opportunities that also will increase earning power for ward residents.

APPENDIX B PROGRAM REALIGNMENT AND CROSSWALK

In FY 2003, the Department participated in a city-wide effort to create performance-based budgets. As part of that exercise, DHCD realigned its budget from its FY 2003 program area classifications to a new structure. Each control center (now termed a “program”) is shown as follows:

Table 11: FY 2003-FY 2004 Budget Structure Crosswalk

FY 2003 Budget Structure - Control Centers		FY 2004 Budget Structure - Control Centers	
1000.	Homebuyer Assistance and Housing Recycling and Preservation	6000.	Homeownership and Home Rehabilitation Assistance
2000.	Affordable Housing Production	2000.	Affordable Housing/Real Estate Development
3000.	Community Organization Support	3000.	Neighborhood Investment
4000.	Homeless Support and Prevention	4000.	Emergency Shelter Grant Management Program
5000.	Economic and Commercial Development	5000.	Economic and Commercial Development
6000.	General Administration and Oversight	6000.	Administrative Services
7000.	[None]	7000.	Program Monitoring and Compliance

Within each budget control center, the individual responsibility centers (“activities”) are:

FY 2003 Budget Structure - Resp. Centers		FY 2004 Budget Structure - Resp. Centers	
0110.	Home Purchase Assistance Program	6010.	Home Purchase Assistance Program
0120.	Home Ownership Development Incentive Fund	6020.	Home Ownership Development Incentive Fund
0130.	Homestead Housing Preservation Program	6030.	Homestead Housing Preservation Program
0140.	Single Family Residential Rehabilitation Program	6040.	Single Family Residential Rehabilitation
0160.	Tenant Apartment Purchase Program	2020.	Tenant Apartment Purchase
0170.	Land Disposition	2030.	Real Estate Acquisition and Disposition
0210.	Construction Assistance Program	2010.	Development Finance Division Project Financing
0220.	Multi-Family Housing Rehabilitation Program	2010.	Development Finance Division Project Financing
0230.	Affordable Housing Production Assistance Program	2030.	Real Estate Acquisition and Disposition
0240.	Housing Finance For Elderly, Dependent, and Disabled	2010.	Development Finance Division Project Financing
0250.	Housing Production Trust Fund	N/A	
0260.	Land Acquisition for Housing Development Organizations	2030.	Real Estate Acquisition and Disposition
0270.	Community Housing Development Organization Program	2010.	Development Finance Division Project Financing
0280.	National Capital Revitalization Corporation	5030.	National Capital Revitalization Corporation
0290.	Title VI Housing Act	2040.	Title VI Housing Act
0310.	Neighborhood Development Assistance Program	3010.	Neighborhood Based Activities
0320.	Community Based Organization Neighborhood Services Program	3010.	Neighborhood Based Activities
0340.	Neighborhood Initiative Support Program	3010.	Neighborhood Based Activities
0350.	Community Activities and Services Support Program	3010.	Neighborhood Based Activities

FY 2003 Budget Structure - Resp. Centers	FY 2004 Budget Structure - Resp. Centers
0410. Emergency Shelter Grant Program	4010. Emergency Shelter Grant Management
0510. Economic Development Program	5010. Economic Development
0520. Economic Development Marketing Plan	5010. Economic Development
0530. Urban Renewal and Community Development Property Management	5020. Real Estate Services and Property Management
0540. Community Development Planning Contracts and Studies	5020. Real Estate Services and Property Management
0610. Office of the Director	N/A
0620. Office of the Comptroller	1050. Financial Management
0630. Office of the Chief Operating Officer	N/A
0640. Office of Information Technology	1040. Information Technology
0650. Office of Administration and Support Services	N/A
0660. Office of Strategy and Communication	1080. Communications
0670. Office of Program Monitoring and Compliance	7010. Contract Compliance 7020. Quality Assurance
0680. General Overhead	1030. Property Management
N/A	1010. Personnel
N/A	1015. Training and Employee Development
N/A	1017. Labor Relations
N/A	1020. Contracting and Procurement
N/A	1055. Risk Management
N/A	1060. Legal
N/A	1070. Fleet Management
N/A	1085. Customer Service
N/A	1090. Performance Management

Arranged by the FY 2004 responsibility centers, the crosswalk appears as follows:

FY 2003 Budget Structure - Resp. Centers	FY 2004 Budget Structure - Resp. Centers
0340. Neighborhood Initiative Support Program	3010. Neighborhood Based Activities
0350. Community Activities and Services Support Program	3010. Neighborhood Based Activities
0520. Economic Development Marketing Plan	5010. Economic Development
0540. Community Development Planning Contracts and Studies	5020. Real Estate Services and Property management
N/A	1010. Personnel
N/A	1015. Training and Employee Development
N/A	1017. Labor Relations
N/A	1020. Contracting and Procurement
0680. General Overhead	1030. Property Management
0640. Office of Information Technology	1040. Information Technology
0620. Office of the Comptroller	1050. Financial Management
N/A	1055. Risk Management
N/A	1060. Legal
N/A	1070. Fleet Management

FY 2003 Budget Structure - Resp. Centers	FY 2004 Budget Structure - Resp. Centers
0660. Office of Strategy and Communication	1080. Communications
N/A	1085. Customer Service
N/A	1090. Performance Management
0210. Construction Assistance Program	2010. Development Finance Division Project Financing
0220. Multi-Family Housing Rehabilitation Program	2010. Development Finance Division Project Financing
0240. Housing Finance For Elderly, Dependent, and Disabled	2010. Development Finance Division Project Financing
0270. Community Housing Development Organization Program	2010. Development Finance Division Project Financing
0160. Tenant Apartment Purchase Program	2020. Tenant Apartment Purchase
0170. Land Disposition	2030. Real Estate Acquisition and Disposition
0230. Affordable Housing Production Assistance Program	2030. Real Estate Acquisition and Disposition
0260. Land Acquisition for Housing Development Organizations	2030. Real Estate Acquisition and Disposition
0290. Title VI Housing Act	2040. Title VI Housing Act
0310. Neighborhood Development Assistance Program	3010. Neighborhood Based Activities
0320. Community Based Organization Neighborhood Services Program	3010. Neighborhood Based Activities
0410. Emergency Shelter Grant Program	4010. Emergency Shelter Grant Management
0510. Economic Development Program	5010. Economic Development
0530. Urban Renewal and Community Development Property Management	5020. Real Estate Services and Property Management
0280. National Capital Revitalization Corporation	5030. National Capital Revitalization Corporation
0110. Home Purchase Assistance Program	6010. Home Purchase Assistance Program
0120. Home Ownership Development Incentive Fund	6020. Home Ownership Development Incentive Fund
0130. Homestead Housing Preservation Program	6030. Homestead Housing Preservation Program
0140. Single Family Residential Rehabilitation Program	6040. Single Family Residential Rehabilitation
0670. Office of Program Monitoring and Compliance	7010. Contract Compliance 7020. Quality Assurance
0250. Housing Production Trust Fund	N/A
0610. Office of the Director	N/A
0630. Office of the Chief Operating Officer	N/A
0650. Office of Administration and Support Services	N/A

APPENDIX C SUMMARY OF CITIZEN PARTICIPATION PLAN PROCESS

Citizens were encouraged to participate in the development of the *Consolidated Plan for the District of Columbia FY 2004 Action Plan*. DHCD undertook specific outreach efforts to inform District residents, particularly low- and moderate-income residents, and interested community-based organizations and development organizations about the programs included in the Consolidated Plan and to solicit their input in developing the Plan prior to its submission.

The Public is informed about the Consolidated Plan process through the *Program Development Guidelines*. The *Guidelines* provide information on the programs included in the Consolidated Plan, approximations of program funding levels, and proposed scheduling. Copies of the *Guidelines* are made available at least 2 weeks prior to the public hearing at all public libraries, all Advisory Neighborhood Commission offices, selected community based organization offices, and DHCD headquarters.

During the Plan's annual preparation cycle two types of public hearings are held: needs assessment hearings and proposed budget hearings. Three needs assessment public hearings were held in November 2002:

- November 12, 2002, 6:30 PM-9:30 PM at the Walker Memorial Baptist Church, 2020 13th Street, NW (Ward 1)
- November 13, 2002, 6:30 PM - 9:30 PM at the 4th District Police Station, 6001 Georgia Avenue, NW (Ward 4)
- November 19, 2002, 6:30 PM - 9:30 PM at Marshall Heights Community Development Organization, 3939 Benning Road, NE (Ward 7)

Between the three hearings, DHCD kept a record of any additional testimony or input received.

The budget hearing is scheduled for March 13, 2003 and will be held at the DHCD offices at 801 North Capitol Street, NE, 9th Floor Board Room, Washington, D.C. 20002.

Broad-based participation at the hearings is accommodated by providing sign language and Spanish language interpreters. Diverse attendance is promoted by placing hearing notices in various media sources, including the *Washington Post*, the *Afro-American*, *El Tiempo*, *The Blade*, and the *D.C. Register*. In addition, roughly 1,000 hearing notices are mailed to Advisory Neighborhood Commissioners, civic association officers, and officials of community based organizations, churches, and other interested parties. Meeting notices are published and distributed at least 2 weeks prior to the public hearings.

Senior DHCD staff are present at the public hearings to take the direct testimony of witnesses on housing and community development needs in the city as well as on program performance in the current and prior years. Court reporters are provided and a written transcript is produced.

Subsequently, taking into consideration analytical data and testimony presented by citizens, senior staff propose a consolidated program budget for the upcoming fiscal year. The

proposed Action Plan and budget are revised and submitted by the Mayor to the City Council for approval. After review and approval by the City Council, the final proposed Action Plan and budget for FY 2004 are submitted to HUD by August 15, 2003.

Chronology of Events

EVENT	DATE
Public Hearing on "Housing and Community Development Needs in the District of Columbia"	November 12, 13 and 19, 2002
Publication of draft <i>proposed</i> "Consolidated Plan for the District of Columbia, Fiscal Year 2004 Action Plan	February 13, 2003
Public Hearing on Proposed Consolidated Plan	March 13, 2003
Mayor's Submission of Proposed Consolidated Plan to the City Council	March 27, 2003
Council Committee "Public Hearing on <i>Proposed</i> Consolidated Plan for FY 2004	May, 2003 (TBD by Council)
City Council "Approval Resolution" adopted	July 1 or July 15, 2003
Submission of Consolidated Plan for the District of Columbia, Fiscal Year 2004 Application to HUD	August 15, 2003
Fiscal Year 2004 Grant Funds Available	October 1, 2003

Summary of Citizens' Public Hearing Comments
Housing and Community Development Needs in the District of Columbia
Department of Housing and Community Development

Tuesday, November 12, 2002 Hearing

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(This meeting was held with Spanish translation.)

Summary: The majority of the comments focused on the need to assist tenants with purchasing and rehabilitating their buildings, and enforcement of housing codes.

The Director introduced the DHCD staff present and discussed some of the initiatives for FY 2004.

Antonio Grande, tenant at 3228 Hyatt Place: Mr. Grande discussed CARECEN's work at 1458 Columbia Road, and the need for DHCD assistance for the building.

Lucille Cuttard, President, 1611 Park Road Tenants Association: Ms. Cuttard described the problems with rental buildings and the failure of D.C. inspections. She stated that the city has to ensure that owners maintain their buildings.

Raul Rodriguez, Housing Director, CARECEN: Mr. Rodriguez described CARECEN's work and the need to prevent rental building owners from displacing renters. There needs to be more investment in the community, and tenants need help in organizing. There is a need to bring the different parts of the immigrant community together.

Sister Carmen Soto, tenant at 1458 Columbia Road: Sister Soto described the process of organizing to purchase 1458 Columbia Road, and requested assistance with the rehabilitation of the building.

Nita Archie, community resident: There should be a place for landlord-tenant disputes that does not clog the court system. She also cautioned against the Main Streets program, that the developers participating in it are not accountable to the community.

Mr. Moreno, President, 2922 Sherman Avenue Tenants Association: Mr. Moreno described the tenants' efforts to purchase 2922 Sherman Avenue.

Mr. Alvaro Vasquez, Vice President, 1438 Columbia Road Tenants Association: Mr. Vasquez described the building's needs and requested rehabilitation assistance.

The Director responded to these calls for assistance by describing the multi-year challenge facing DHCD and the District and offering various recommendations. Mr. Rodriguez elaborated on the problems of renters in buildings where the owner does not provide maintenance, and DCRA's inability to enforce compliance with housing codes. The audience held further discussion on these issues and the meeting adjourned.

Wednesday, November 13, 2002 Hearing

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The Director introduced the DHCD staff present and discussed some of the initiatives and challenges for FY 2004.

Steve Counts, Green Door: Mr. Counts described Green Door's services and requested an increase of \$3 million for special needs housing. He also thanked Lawrence Cager for his assistance.

Gail Chow, Housing Director, Green Door: Ms. Chow discussed the need for affordable permanent housing and services for low-income disabled persons in the District. She specifically noted a need for permanent financing from the public sector as foundation support dries up. She recommended that DHCD develop a comprehensive strategy that involves private funders as well as public ones.

Robert Pohlman, Executive Director, Coalition for Nonprofit Housing and Economic Development: Mr. Pohlman noted signs of progress at DHCD. He recommended that there be a quarterly report showing how funds are being spent, and that there be full and complete disclosure of information on funding applications and awards. He supported comprehensive planning. He also identified a need for housing for the elderly and recommended funding for purchase and technical assistance programs and the revitalization of the multifamily Homestead Program.

Brenda Williams, President, Nile Valley Business Association: Ms. Williams recommended that the District bring economic and residential development funding to the lower Georgia Avenue corridor. She suggested that Georgia Avenue needs a new economic model.

Darnell Bradford-El, Executive Director, Reed-Cooke Economic Development Corporation: Mr. Bradford-El expressed concern about gentrification and displacement in the Reed-Cooke neighborhood. He requested that the District provide rehabilitation support to the Jubilee Housing project. He and Mr. Jackson discussed Reed-Cooke EDC's application for Community Development Financial Institution status.

Enrique Jose Esquivel and Ana Maria Esquivel, 1441 Spring Road Tenants Association: The Esquivels recommended that DHCD establish a CDBG-funded program for tenants to purchase their buildings under the right of first refusal.

The Director responded to the previous comments and spoke in support of neighborhood investment and the need for creative strategies.

Joyce Robinson-Paul, ANC 5C02 Commissioner: Ms. Robinson-Paul recommended that CDBG funds be made available not only in targeted areas, but in any area where senior citizens need rehabilitation loans. She also recommended that DHCD help Section 8 tenants who want to purchase their rental homes.

The Director responded to her comments. The Deputy Director for Strategy and Communications also offered his assistance. The Director introduced Councilmember Harold Brazil, and the meeting adjourned.

Tuesday, November 19, 2002 Hearing

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Summary: The comments focused on improving the mix of incomes in Ward 8, providing assistance to low-income renting households and maintaining affordability, avoiding displacement, and the provision of economic development assistance.

The Director offered his greetings and described the challenges facing the District's low- and moderate-income homeowners, homebuyers and renters. He announced the amount of federal funding that would be available in fiscal year 2004.

Yavocca Young, ANC 8A04 Commissioner: Ms. Young recommended that DHCD attract more middle- and upper-income homebuyers to Ward 8. Ward 8 has many low-income housing units, and the ward must be mixed-income to be sustainable. There also should be a residential façade program in historic Anacostia. Increased residential investment would help spur retail development.

Dennean Ferrell-Love, CEO and President of Alternative Housing Solutions: Ms. Love described Alternative Housing Solutions' work in helping consumers acquire housing. Many of AHS' clients are female-headed households facing a shortage of 3-4 bedroom units, and single males seeking less congested housing. AHS recommends that the Department promote the development of larger rental units; increase the availability of rent-to-own opportunities; establish a fund to help families pay for rental fees; to increase public-private partnerships to help individuals secure rental housing and rent-to-own opportunities; to create public-private partnerships to help individuals become wiser consumers.

Jacqueline Birney, Treasurer of the 49th and B Street Cooperative: The cooperative was created in 1985. It was mismanaged by Greater Washington Mutual Housing Association. The cooperative fell into disrepair and had high vacancies. The cooperative requests Community Development Block Grant funds to bring the building back up to code.

Albert "Butch" Hopkins, Jr., President and CEO of Anacostia Economic Development Corporation: Mr. Hopkins proposed that DHCD use Community Development Block Grant funds to pay for community development corporations' administrative costs associated with community-supported projects; that DHCD provide funds to allow CDCs and nonprofit housing developers to create workforce housing rather than provide the funds to potential home purchasers; and to allow non-profit housing producers to participate in the city's abandoned and vacant development program through the provision of CDBG.

Al Williams, Merchant's Association: Ward 8 development does not happen as fast as development in other wards. The city has not treated merchants associations well. Development jobs and contracts have not gone to minorities as they are supposed to, and merchants association funding has disappeared. "Mom and Pop" businesses are being phased

out, and the city should help them survive and grow. Also, there needs to be more accessible and affordable housing for seniors.

Various audience members: audience members engaged the Director in discussion about rent levels, HUD-owned abandoned houses, and the need to reclaim abandoned housing in Deanwood.

Mary Jackson, ANC Commissioner: Ms. Jackson recommended that DHCD have a seat on the D.C. Housing Authority board of commissioners. People are being forced out of their buildings and they cannot find affordable housing.

Ms. Bratham and Ms. Smart, Ayers Place Tenant Association: Ms. Bratham and Ms. Smart requested that more funding be put into the program to assist tenant purchase under the first right of refusal. They described the poor condition of their building. Mr. Jackson discussed the situation with them.

Donna Brown, Fairlawn Citizens Association: Ms. Brown asked about the status of the Anacostia Gateway Project, and the Director provided an update.

Anwar Saleem, H Street Merchants and Professionals Association: Mr. Saleem described improvements along H Street N.E. He recommended that the library facility be replaced and that DHCD assist with rehabilitation at the gateways to H Street. Merchants need help to purchase their buildings.

Tamara Smalls, 42nd & Benning Road: She advocated for more better treatment and respect for Section 8 residents.

Don Murray, Pennsylvania Avenue Task Force: Mr. Murray described the Task Force's work and asked DHCD to work more closely with the Task Force.

Phoebe Parker, Resident: Ms. Parker discussed the neighborhood changes and the rising cost of housing, and emphasized the need for affordability for current residents.

Ms. Good, Deanwood resident: Ms. Good requested community development assistance for Deanwood.

Ms. Tyson, University Legal Services: Ms. Tyson described her experiences at University Legal Services, and the housing issues her clients face.

Joan Daggett, Daggett Real Estate Investment Group: Ms. Daggett offered to assist with the redevelopment of vacant and abandoned properties.

The meeting adjourned after comments by DHCD staff.

**APPENDIX D COUNCIL OF THE DISTRICT OF COLUMBIA
APPROVAL RESOLUTION**

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APPENDIX E HOPWA APPLICATION – SUBURBAN JURISDICTIONS

This Appendix contains the remainder of the Formula Application for the Housing Opportunities for Persons with AIDS Grant, covering Suburban Maryland, Virginia, and West Virginia.

B. Suburban Maryland

1. *Jurisdiction Summary*

Prince George's County serves as the project sponsor in Suburban Maryland with oversight responsibilities for Calvert, Charles, Frederick, Montgomery and Prince George's Counties. In 1999, Suburban Maryland jurisdictions participated in a comprehensive statewide HIV/AIDS housing needs assessment conducted by AIDS Housing of Washington (State) and Wurzbacher and Associates, Inc. The survey identified the housing needs and preferences of persons living with HIV/AIDS, and sought to integrate them, to the extent possible, into the Maryland housing continuum. The sampling contained sufficient data elements to draw conclusions about the gaps in service and best use of future funds. Thirty-five percent of the population canvassed in Suburban Maryland responded to the survey.

The two primary concerns of participants in Suburban Maryland are the need for affordable and livable housing and the enhancement and expansion of rental assistance programs. Other issues listed by respondents include the need for expanded transitional housing programs, additional housing related emergency assistance, more homeless shelter, reduction in the size of caseloads, enhancement of the case management approach to include services to persons with multiple issues and minority populations, more programs to address credit problems, promotion and development of "shared housing" arrangements among persons living with HIV/AIDS and increased single room occupancy facilities. Other service needs include housing information, referral and placement; and programs to assist and support persons in "setting-up" house, like furniture, appliances, linens, etc.

Another tool used to assess the needs of Suburban Maryland residents is the Homeless Continuum of Care application submitted annually by the jurisdiction for federal funding. This document contains an inventory of all housing units available to HIV-positive individuals as well as information on the number of units necessary to meet unmet needs.

It is projected that the need for services will continue to increase as the life span of persons living with HIV/AIDS continues to extend. Housing providers have changed the priority from helping people at the end of their lives to assisting them transition to living with a chronic illness. Every effort will be made to stabilize adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

2. *Methodology for Selecting Project Sponsors and Monitoring*

The project sponsor in each Suburban Maryland jurisdiction was selected through a competitive bidding process. Monitoring for the Suburban Maryland program is conducted on two levels. The Prince George's County Department of Housing and Community Development performs financial and programmatic monitoring. Financial monitoring consists of reviewing

requests for reimbursement from participating agencies. Programmatic monitoring involves data collection to review the progress of agencies toward meeting HOPWA annual objectives and to review the numbers and characteristics of beneficiaries served. Monitoring also involves maintaining complete and accurate files on each jurisdictional program. DHCD provides on-going informal monitoring and technical assistance to the staff of each HOPWA program to prevent the development of problems.

3. Housing Market Analysis

The Suburban Maryland jurisdictions administer tenant-based rental assistance programs. All rental units in Suburban Maryland are available to individuals with HIV/AIDS as long as the rents are reasonable as defined by the U.S. Department of Housing and Urban Development Fair Market Rents (FMRs) and as required by Federal HOPWA regulations. The most common type of housing units available for rent in Suburban Maryland are apartments in small and large apartment buildings and complexes, single family homes and townhomes.

Because of the program's high degree of confidentiality, barriers and obstacles facing persons with AIDS are generally not due to AIDS but to other social issues. Common factors are discrimination based on race; bad credit history, family size and the number of children in the household.

The primary obstacle facing HOPWA participants in Suburban Maryland is the scarcity of affordable housing. The supply of affordable rental units is very limited. Declines in vacancy rates and increases in average rents create an affordability barrier for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments in the Suburban Maryland region are too expensive for many low-income residents. Renters in this region often incur housing cost burdens.

Percent of Suburban Maryland Residents Living Below Poverty Level

Location	Percent below Poverty level
Calvert County	23 %
Charles County	23 %
Frederick County	21 %
Montgomery County	21 %
Prince George's	24 %

Source: U.S. Census Bureau, Census 2000.

Suburban Maryland HIV/AIDS Dedicated Housing Inventory (2000)

Jurisdiction	HOPWA Subsidy	Project Home\	Other	Total Units
Calvert County	1	1	0	2
Charles County	6	0	0	6
Frederick County	4	0	0	4
Montgomery County	74	4	0	78
Prince George's County	160	7	0	167

Source: Maryland HIV/AIDS Housing Plan (9/2000)

Inventory of HOPWA Assisted Housing Units By Bedroom Size in Suburban Maryland (2002)

County	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Calvert			3	2	2		
Charles			7	2	1		
Frederick			2	7	2		
Montgomery		2	42	23	7		
Prince George's			83	40	27	1	
Total		2	137	74	39	1	

Source: Suburban Maryland HOPWA Annual Progress Report (2002)

Housing Affordability Gaps for Low-Income Residents of Suburban Maryland (2002)

County	Monthly Income for Individual Earning 0 - 30% of MFI	Affordable Monthly Payment (30% of Income)	FMR for 2 BR Unit	Housing Affordability Gap
Calvert	\$2288 or less	Up to \$686	\$1154	\$468
Charles	\$2288 or less	Up to \$686	\$1154	\$468
Frederick	\$2288 or less	Up to \$686	\$1154	\$468
Montgomery	\$2288 or less	Up to \$686	\$1154	\$468
Prince George's	\$2288 or less	Up to \$686	\$1154	\$468

Sources: U.S. Department of Housing and Urban Development
Income Limits FY 2002

MFI is median family income; BR is bedroom.

Fair Market Rents by Bedroom Size for Suburban Maryland Counties

Location	0 BR (Studio)	1 BR	2 BR
Calvert	\$865	\$984	\$1154
Charles	\$865	\$984	\$1154
Frederick	\$865	\$984	\$1154
Montgomery	\$865	\$984	\$1154
Prince George's	\$865	\$984	\$1154

Source: www.huduser.org

Projection of Potential HIV/AIDS Housing Needs in Suburban Maryland

Number of People Living with AIDS, 6/30/02	Current Data 2860	Projected Need	Fair Market Rent, 2 BR Unit	Projected Annual Funding Cost
If 10% need housing		286	\$1154	\$330,044
If 20% need housing		572	\$1154	\$660,088
If 50% need housing		1,430	\$1154	\$1,650,220
Est. Number of HIV+ Individuals, 6/30/02	2554			
If 10% need housing		255	\$1154	\$294,270
If 20% need housing		511	\$1154	\$589,694
If 50% need housing		1,277	\$1154	\$1,473,658

Source: State of Maryland, Dept. of Health and Mental Hygiene, AIDS Administration

Suburban Maryland - FY 2004 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served	Costs
1. Housing Information Services 24 CFR 574.300 b.1			
2. Resource Identification 24 CFR 574.300.b.2			
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities 24 CFR 574.300.b.3			
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences 24 CFR 574.300.b.4			
5. Project - or Tenant-based Rental Assistance 24 CFR 574.300.b.5	Region-wide	232	\$1,940,192
6. Short-term Rent, Mortgage, and Utility payments 24 CFR 574.300.b.6	Region-wide	222	\$164,138
7. Supportive Services 24 CFR 574.300.b.7			
8. Operating Costs 24 CFR 574.300.b.8			
9. Technical Assistance 24 CFR 574.300.b.9			
10. Administrative Expenses - Project Sponsors 7% 24 CFR 574.300.b.10			\$163,670
TOTAL			\$2,268,000

4A. Justification for Funding Allocation

The HOPWA program provides tenant-based rental assistance to persons with HIV/AIDS and their families. Rental assistance permits freedom of choice, allowing participants to live near their source of employment, medical care and transportation.

Citizen participation and consultation established the priorities for the HOPWA program in Suburban Maryland. The priorities for the Suburban Maryland jurisdiction are the prevention of homelessness, the elimination of homelessness, self-sufficiency, and maximum housing choice for program participants. The funding allocations for the five counties are based on the incidence of HIV/AIDS cases as determined by the AIDS Administration, Maryland Department of Health and Mental Hygiene.

The following table describes the unmet need for assistance among persons with HIV/AIDS. The table also provides justification for the funding allocations for each of the five jurisdictions.

Prevalence of Persons Living with HIV/AIDS, as Reported Through 6/30/2002

Jurisdiction	HIV	AIDS	Total	Percent
Calvert County	34	33	67	1
Charles County	91	72	163	3
Frederick County	94	78	172	3
Montgomery County	749	908	1657	31
Prince George's County	1,586	1,769	3,355	62

Source: State of Maryland, Dept. of Health and Mental Hygiene, AIDS Administration (6/2002)

4B. Community Participation and Consultation

The planning process for the fiscal year 2004 HOPWA application involved citizen participation and consultation with public and private agencies that provide assisted housing and health services to persons with HIV/AIDS within the Suburban Maryland jurisdictions. Each jurisdiction adhered to the citizen participation plan established by their *Consolidated Plan*. The *Consolidated Plan* planning process consists of several public hearings at which the community has an opportunity to comment on proposed allocations. The *Consolidated Plan* public hearings include all of the HUD Community Planning and Development programs, i.e., CDBG, HOME, ESG and HOPWA. One public hearing on the *Consolidated Plan* was held this year. During this meeting, persons living with HIV/AIDS, concerned citizens, units of local government, public agencies and other interested parties had reasonable opportunity to comment on the HOPWA program and the needs of the affected population.

Community based organizations like the Family Services Foundation and the local office of Volunteers of America received information on HOPWA program goals and achievements. Through the distribution of the Suburban Maryland HOPWA "Program Summary," community organizations were invited to consult on current and future program operations.

The HOPWA program is promoted through each local Continuum of Care network, which serves homeless people. The Housing Authority of each jurisdiction refers clients who already receive rental subsidy but may need services from their HOPWA operating agency. Local agencies administering the Temporary Assistance for Needy Families (TANF) and the local child welfare agencies responsible for the care of minors facing out-of-home placements also provide referrals to HOPWA agencies.

Whitman-Walker Clinic provides educational outreach to the Suburban Maryland area. Area churches in the jurisdictions distribute grocery packets to HIV-positive persons. These packets include easy preparing foods, basic toiletries, healthy snacks and baby food for those who can no longer digest solids.

Suburban Maryland jurisdictions meet occasionally with each other and with the larger membership of the Washington, D.C. Eligible Metropolitan Statistical Area. These meetings provide an opportunity to review case achievements; share information on financial resources, medical research and education; and offer support to program providers.

4C. Major Goals or Activities toward Accomplishing the Action Plan

Major goals and activities toward accomplishing the Suburban Maryland Action Plan are to:

- Provide tenant-based rental assistance for about 200 persons living with HIV/AIDS.
- Provide housing related emergency assistance to about 200 persons living with HIV/AIDS.
- Work with local health departments to obtain services through Ryan White and other funds.
- Enhance the capacity of service providers to link with other agencies and strengthen the effectiveness of their programs.

Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

5. Alignment of Jurisdictional Priorities with EMSA Priorities

The HOPWA Program in Suburban Maryland plays a vital role in assisting Marylanders who are challenged by HIV/AIDS. While expanding housing resources for this population, the Counties also provide clients access to health-care and other services offered through the Ryan White Care Act and other programs. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with the nonprofit organizations that help clients meet the daily needs for housing, mental health, substance abuse and other supportive services. Each HOPWA agency assists participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs. All of the HOPWA agencies in Suburban Maryland participate in their respective County's *Continuum of Care* Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Area.

6. Institutional Structure

The Health Department in each Suburban Maryland jurisdiction promotes the prevention of HIV/AIDS through strategies such as: increasing awareness and providing effective instruction about HIV/AIDS and other sexually transmitted diseases; encouraging the use of condoms and

the reduction of sexual activity among adolescents; decreasing the sharing of needles among intravenous drug users and expanding substance abuse treatment programs.

A network of government and private, nonprofit agencies in Suburban Maryland provides services to individuals with HIV/AIDS. Each HOPWA agency collaborates with these entities creating a continuum of care for clients. The Ryan White Care Act, Titles I and II, provides services to residents. All such Ryan White services are available to persons served by HOPWA funds. These services allow clients to live independently in their own homes. Service providers offer family and individual counseling, transportation assistance, food donations and housekeeping support to eligible clients. A growing number of nursing homes are increasingly providing skilled care for persons living with AIDS. Hospice and home-based hospice care are other essential links in the institutional system. The remaining gaps in service will be addressed by continuing to link with community-based organizations and by seeking additional funding through federal, state and local resources.

7. Coordination

Each of the Suburban Maryland jurisdictions enhances continuity of care and collaboration among service providers and government agencies by working with housing agencies, nonprofit service agencies and the Health Department in each County. Coordination of administration is enhanced by regular communication among project sponsors.

8. Resource Identification and Leveraging with Non-HOPWA Housing Funds

The Federal Supportive Housing Program (SHP) funds twenty-four months of transitional housing assistance for homeless persons and families leaving emergency shelters. If a person is identified as HIV-positive while in emergency shelter or transitional housing, a referral is made to the local HOPWA agency.

A myriad of services is provided by community-based organizations, including those publicly funded through Titles I and II of the Ryan White Care Act. These services allow clients to live independently in their homes of choice with case management.

Supportive services available to low income HIV-positive persons in Suburban Maryland include prevention education, case management, language interpretation, legal counseling, transportation, primary outpatient medical services, medication assistance, entitlement counseling, rental assistance, emergency housing-related financial assistance, mental health counseling and support groups and volunteer coordination.

Suburban Virginia

1. Jurisdiction Summary

The Suburban Virginia portion of the EMA serves 16 counties and cities in rural and urban areas, and comprises two distinct service areas for HOPWA planning purposes. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor on behalf of Suburban Virginia and sub-grants HOPWA funds to county housing agencies and non-profit organizations throughout the Suburban Virginia region on behalf of the District of Columbia grantee.

The *Northern Virginia* service area of Suburban Virginia includes Arlington, Fairfax, Loudoun and Prince William counties, and the cities of Alexandria, Falls Church, Manassas, Manassas Park, and Fairfax. The *Northwest Virginia* service area includes the City of Fredericksburg, and Clarke, Fauquier, King George, Spotsylvania, Stafford, and Warren counties.

The cities of Alexandria and Fredericksburg and the counties of Arlington, Fairfax, and Prince William are HUD Entitlement Jurisdictions, and as such engage in their own Consolidated Planning Process. Loudoun County conducts its own Modified Consolidated Planning Process. All other jurisdictions in Suburban Virginia jurisdiction are included in the Consolidated Planning process for the Commonwealth of Virginia.

The Northern Virginia area is characterized by a low poverty rate, a very low apartment vacancy rate, higher rental and acquisition costs, and doubled-up households. In the 2000 Census, two counties in Northern Virginia were in the top 30 jurisdictions in terms of median housing value. In the rural Northwest Virginia area, poverty rates are higher, although vacancy rates are higher and rental and acquisition costs are lower.

During 2000, NVRC as the Project Sponsor in Suburban Virginia commissioned an HIV/AIDS needs assessment from AIDS Housing of Washington. The Needs Assessment process included a survey of the housing circumstances, needs, and preferences of persons living with HIV/AIDS. The Needs Assessment also established a framework in which to integrate those assessed needs into the HOPWA program design.

Over 2,300 persons are currently living with AIDS in Suburban Virginia. The following table indicates the distribution of that population across the counties and cities in Suburban Virginia:

**People Living with AIDS
by Jurisdiction, as of September 30, 2002**

Jurisdiction	Livings with AIDS Cases	
	Number	Percent
Alexandria	459	19.5%
Arlington	681	29.0%
Clarke	6	0.3%
Culpeper	24	1.0%
Fairfax	22	0.9%
Fairfax County	766	32.5%
Falls Church	25	1.1%
Fauquier	26	1.2%
Fredericksburg	44	1.9%
King George	6	0.3%
Loudoun	53	2.2%
Manassas	36	1.5%
Manassas Park	0	0

Jurisdiction	Livings with AIDS Cases	
	Number	Percent
Prince William	152	6.6%
Spotsylvania	13	0.5%
Stafford	24	0.9%
Warren	15	0.6%
Total	2,352	100.0%

The recent population growth in the Northern Virginia region has created housing pressures overall, and may have been a factor in the recent conversions of affordable units to higher-cost units. The population growth by jurisdiction is shown in the following table:

**Population Growth of the Suburban Virginia Planning Area and Virginia,
by Jurisdiction, 1990 to 2000**

Jurisdiction	1990	2000	Percent Change
Alexandria	111,183	128,283	10.9%
Arlington County	170,895	189,453	15.4%
Clarke County	12,101	12,652	4.6%
Culpeper	27,791	34,262	23.3%
Fairfax	19,945	21,498	7.8%
Fairfax County	818,310	969,749	18.5%
Falls Church	9,464	10,377	9.6%
Fauquier County	48,700	55,139	13.2%
Fredericksburg	19,033	19,279	1.3%
King George County	13,527	16,803	24.2%
Manassas	27,757	35,135	26.6%
Manassas Park	6,798	10,290	51.4%
Prince William County	214,954	280,813	30.6%
Spotsylvania County	57,397	90,395	57.5%
Stafford County	62,255	92,446	48.5%
Warren County	26,142	31,584	20.8%

Source: U.S. Census Bureau, Census 2000 Redistricting Data (Public Law 94-171) Summary File. Available online at factfinder.census.gov/home/en/datanotes/expplu.html

The need for housing subsidies and support services of various kinds is identified by the following data regarding the incidence of poverty:

Percent of Population Living in Poverty in the Suburban Virginia Planning Area and Virginia By Jurisdiction, 1999

Jurisdiction	Percent of Population Living in Poverty
Alexandria	8.9%
Arlington County	7.8%
Clarke County	6.6%
Culpeper County	9.2%
Fairfax	5.7%
Fairfax County	4.5 %
Falls Church	4.2%
Fauquier County	5.4%
Fredericksburg	15.5%
King George County	5.6%
Loudoun County	2.8%
Manassas	6.3%
Manassas Park	5.2%
Prince William County	4.4%
Spotsylvania County	4.7%
Stafford County	3.5%
Warren County	8.5%

Source: U.S. Census Bureau, State and County Quick Facts.
Available online at www.census.gov

Programs to assist persons living with HIV/AIDS to find and remain in HOPWA housing often include programs to address credit problems, promotion and development of "shared housing" arrangements among persons living with HIV/AIDS, assistance in improving credit, and housing information, referral and placement. Special efforts are needed to support the development of housing for families with children, and to stabilize currently adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

2. Methodology for Selecting Project Sponsors

The project sponsor in Suburban Virginia was selected by the District of Columbia HIV/AIDS Administration to serve as the pass-through entity for the Suburban Virginia portion of the EMA. The Project Sponsor, NVRC, monitors the Suburban Virginia HOPWA program by preparing and reviewing service provider agreements. Financial monitoring consists of reviewing requests for reimbursement from participating agencies. Programmatic monitoring involves data collection and site visits to review the progress of agencies toward meeting HOPWA annual objectives and to review the numbers and characteristics of beneficiaries served. Tenant-based services are conducted through annual agreements with NVRC, short-

term assistance is provided through a competitive contract, and the balance of the program services are conducted directly by NVRC or through competitive bid.

3. *Housing Market Analysis*

The primary obstacle facing HOPWA participants in Suburban Virginia is the scarcity of affordable housing. Vacancy rates and high average rents create a series of affordability barriers for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments in the Suburban Virginia region are too expensive for many low-income residents.

Selected Rental Housing Characteristics for the Metropolitan Washington Region
By Selected Jurisdictions 2002

Jurisdiction	Total # of Rental Units	Vacancy Rate	Average 2-BR Rent	Aver. Rent as % of 2-BR FMR - \$943	% of all Rental Units that are Assisted
Alexandria (City of)	25,298	N/A	\$1,088	115.4%	4.2%
Arlington	35,032	2.2%	\$1,287	136.5%	3.0%
Fairfax (City of)	1,200	N/A	\$984	104.3%	0.8%
Fairfax County	59,608	N/A	\$1,189	126.1%	5.0%
Falls Church (City of)	1,359	N/A	\$1,326	140.6%	5.9%
Loudoun	6,484	N/A	\$1,083	114.8%	2.9%
Prince William	11,431	5.9%	\$1,150	122.0%	3.7%
District of Columbia	22,933	3.5%	\$904	95.9%	51.2%
Montgomery Co. MD	59,575	1.7%	\$1,105	117.2%	5.4%
Prince Geo. Co. MD	48,789	1.8%	\$725	76.9%	6.8%

Compiled from: The State of Rental Housing in the Washington Metropolitan Region, Metropolitan Washington Council of Governments and Washington Area Housing Partnership, November 2002

Average rents for a two-bedroom unit exceeded the 2002 Fair Market Rent in all Northern Virginia jurisdictions included in the COG report. Average monthly cost of a two-bedroom unit ranges from a high of \$1,326 (about 141% of the 2002 FMR) in the City of Falls Church to a low of \$984 (about 104% of 2002 FMR) in the City of Fairfax. Additionally, the proportion of housing stock that is assisted by various public and private subsidies in Suburban Virginia is substantially smaller than the proportion of assisted housing available in Washington, DC or Prince George's County, Maryland. The National Low Income Housing Coalition estimates the hourly wage required to afford the FMR for a two-bedroom unit is \$16.00, and therefore, an estimated 33% of renters are unable to afford such a unit.

Little information was readily available on average rents in the Northwest portion of the region. As described in the following chart, Fair Market Rents in some Northwest jurisdictions are considerably lower than those for metropolitan Washington.

Fair Market Rents in the Suburban Virginia Planning Area, by Jurisdiction, 2002

Area	Zero-bedroom	One-bedroom	Two-bedroom	Three-bedroom
Clarke County	\$335	\$472	\$611	\$839
Culpeper County	\$401	\$584	\$679	\$898
King George County	\$406	\$539	\$606	\$842
Warren County	\$327	\$448	\$597	\$783
Virginia jurisdictions of the Washington, DC metropolitan area	\$707	\$804	\$943	\$1,285

Source: HUD User, Fair Market Rents, 2002. **Available online:**

www.huduser.org/datasets/fmr.html

* For purposes of determining the Fair Market Rents, HUD considers the Virginia jurisdictions of the Washington, DC metropolitan area to include Alexandria, Arlington County, Fairfax, Fairfax County, Falls Church, Fauquier County, Fredericksburg, Loudoun County, Manassas, Manassas Park, Prince William County, Stafford County, and Spotsylvania

It is also known from the 2000 Census that:

- Structures in Northwest (with the exception of Spotsylvania, Stafford, and Warren Counties) tend to be older than those found in neighboring Northern counties of Loudoun or Prince William.
- With the exception of the City of Fredericksburg and Stafford County, nearly double the proportion of structures in Northwest do not possess complete plumbing or kitchens, as compared with Loudoun and Prince William Counties.
- The rent burden is lowest in the Northwest counties of Clarke and King George, and highest in the Northwest city of Fredericksburg; all other Northwest localities feature proportions of renters spending 30% or more of monthly income towards rent that are similar to neighboring Loudoun and Prince William Counties.

HOPWA-funded permanent housing assistance has been provided throughout the Northern Virginia portion of the region, as follows:

Number of Units of Tenant-Based Rental Assistance Provided
and Jurisdictions Served, October 2001 to September 2002

Agency	Number of Units	Jurisdictions Served
Alexandria Redevelopment and Housing Authority	15	Alexandria
County of Arlington Department of Human Services	22	Arlington County
County of Fairfax Redevelopment and Housing Authority	33	Fairfax County
Loudoun County Housing Services	8	Loudoun County
Prince William County Office of Housing and Community Development	46	Prince William County
Total	124	

Tenant-based rental assistance has not been funded by HOPWA in Northwest.

Additional supported housing assistance is provided through a variety of state and federal housing programs, shown as follows:

Public Housing and Other Affordable Housing Units in Select Jurisdictions of the
Suburban Virginia Planning Area, 2002

	Alexandria	Arlington County	Fairfax County	Loudoun County	Prince William County
Public Housing Units	889	N/A	1,064	N/A	N/A
Housing Choice Vouchers	1,618	1,155	3,095	687	1,630
Section 8 Constr/Subs Rehab	972	544	1,516	0	166
Moderate Rehab	111	359	-	1	0
Total	1,083	903	1,516	1	166
Other Low Income Set Asides					
Total	261	9,226	4,978	3,558	274

Source: Metropolitan Washington Council of Governments, 2002 Housing Survey.

Projected Need, Existing HIV/AIDS Housing Resources,
and Identified Gap, 2001

Needs Scenario	Projected Need	Existing HIV/AIDS Housing Resources	Gap
If 8.5% of people living with HIV/AIDS are currently homeless	296	389	-
If 20% of people living with HIV/AIDS are in need of housing assistance	827	389	438
If 50% of people in poverty are in need of housing assistance	1,055	389	666

Suburban Virginia - FY 2004 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served	Costs
1. Housing Information Services 24 CFR 574.300.b.1	Suburban Virginia	830	\$107,592
2. Resource Identification 24 CFR 574.300.b.2			
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities 24 CFR 574.300.b.3			
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences 24 CFR 574.300.b.4			
5. Project - or Tenant-based Rental Assistance 24 CFR 574.300.b.5	Northern Virginia	80	\$724,463
6. Short-term Rent, Mortgage, and Utility payments 24 CFR 574.300.b.6	Suburban Virginia	290	\$392,520
7. Supportive Services 24 CFR 574.300.b.7	Northwest Virginia	105	\$236,617
8. Operating Costs 24 CFR 574.300.b.8	Northern Virginia	12	\$35,688
9. Technical Assistance 24 CFR 574.300.b.9			
10. Administrative Expenses - Project Sponsors 7% 24 CFR 574.300.b.10	Suburban Virginia		\$112,668
TOTAL		1,287	\$1,609,548

4A. Justification for Funding Allocation

The funding allocations and priorities presented in the Action Plan table reflect the consensus developed through discussions with the Northern Virginia HIV Consortium, which includes persons living with HIV/AIDS, and the priorities of the AIDS Housing Plan. A HOPWA public hearing was held in June, 2002; the guidance from that hearing supported changes to the Five-Year Strategic Plan. The 2004 Action Plan annualizes the planning guidance contained in these planning efforts.

Overall the emphasis is on long-term housing units, with short-term rental assistance offered within the grant allocation provided. As Fair Market Rents continue to increase, fewer units will be affordable and the numbers of HIV/AIDS low income persons who can afford to live in Northern Virginia is expected to decline. Long-term units with support services made available in FY 2002 will begin to address the service priorities identified in the planning processes. A new rental assistance program will assist residents in successfully finding housing within the available stock and near their source of employment, medical care, transportation, and other sources of support services.

Housing information and referral service was established in response to the identified needs for this service by the community. A website at www.novaregion.org is maintained to provide updated information on services available to persons living with HIV/AIDS.

Support service and operating costs for a dedicated 12-unit facility for persons living with AIDS will continue to be partially subsidized with HOPWA funds.

A non-development program is underway in an attempt to reserve dedicated units within new housing developments in the area. This acquisition program responds to the continuing limits on available affordable units in the inner semi-circle of the Suburban Virginia service area.

4B. Community Participation and Consultation

The planning process for the fiscal year 2004 HOPWA application involves citizen participation and consultation with public and private agencies that provide assisted housing and health services to persons with HIV/AIDS within the Suburban Virginia jurisdictions. The Entitlement Jurisdictions provide for citizen participation in their Consolidated Plan development process. The Consolidated Plan process consists of several public hearings at which the communities have an opportunity to comment on proposed allocations. The Consolidated Plans process includes public hearings on all of the HUD Community Planning and Development programs, i.e., CDBG, HOME, ESG and HOPWA. Opportunities for consumer input also are advertised to users of the web-based information system developed under the HOPWA Housing Information and Referral program.

Regular updates on the status of the HOPWA program are provided to the Northern Virginia HIV Consortium. The Consortium is the Northern Virginia Ryan White CARE Act Title I and Title II Ryan White CARE Act planning group. The Consortium meetings provide an opportunity to review program achievements, share information on financial resources, and solicit community participation in implementation and planning issues.

4C. Major Goals Toward Implementing Action Plan

Major goals and activities toward accomplishing the Suburban Virginia Action Plan are to:

- Provide an estimated 60 units of tenant-based rental assistance to persons living with HIV/AIDS
- Provide short-term housing assistance to approximately 300 persons living with HIV/AIDS
- Provide information and referral services to over 800 persons
- Provide support services to over 100 persons
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

5. Alignment of Jurisdictional Priorities with EMSA Priorities

The HOPWA Program in Suburban Virginia plays an important role in assisting persons who are challenged by HIV/AIDS. The program design for Suburban Virginia sustains the availability of short-term assistance, provides access to tenant-based long-term units additional housing counseling and information and referral services, and increases the housing supply thorough it's Acquisition Program.

While expanding tenant-based and short-term housing expanding housing resources, clients also are provided access to health-care and other services offered through the Ryan White Care Act and other programs. Each HOPWA agency can assist participants by providing referrals to job training and rehabilitation programs. All of the HOPWA agencies in Suburban Virginia participate in their County's Consolidated or other planning process. The priorities and allocations of the Suburban Virginia region also correlate with those of the Washington, D.C. Eligible Metropolitan Statistical Area.

6. Institutional Structure

A network of government and private nonprofit agencies in Suburban Virginia provides services to individuals with HIV/AIDS. Each HOPWA agency collaborates with these entities that are creating a continuum of care for clients. The Ryan White CARE Act, Titles I and II, provides services to all eligible HOPWA residents. These services allow clients to live independently in their own homes. Service providers offer family and individual counseling, transportation assistance, food donations and childcare in those instances in which such supports are needed for eligible clients. The remaining gaps in service, including targeted efforts to women with children and to youth, will be addressed by continuing to link with community-based organizations and by seeking additional funding through federal, state and local resources.

7. Coordination

Each of the Suburban Virginia service providers has extensive linkages to community programs throughout the region. Virginia jurisdictions improve the continuity of care through case collaboration among service providers and government agencies. Coordination of administration throughout the region is enhanced by regular communication among Project Sponsors. The Northern Virginia HIV Consortium provides a coordinating forum, and the

committee structure of the Consortium allows for discussion of common issues in program design and program execution.

8. *Resources Identification and Leveraging with non-HOPWA Housing*

A myriad of services are provided by community-based organizations, including those funded through Title I, Title II, and Title III of the Ryan White Care Act. Some HIV/AIDS clients are also served through Section 8, rehabilitation, and tax credit funding streams, although the numbers are not available due to confidentiality provisions.

All of these services allow clients to live independently in their homes of choice, with appropriate medical and social services support.

The new non-development program in 2003 uses on-time HOPWA funds as leverage with a variety of other housing development funds to create new housing stock in the region.

Housing Information and Referral activities have also served to provide a new linkage between the AIDS and Disabled communities in Northern Virginia. Such linkages will lead to better coordination in identifying and using the variety of public and private funding programs available to these target populations.

D. West Virginia

1. *Jurisdiction Summary*

The AIDS Network of the Tri-State Area (ANTS) is the administrative agent for the Ryan White Title I and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA. In the **West Virginia's Statewide Coordinated** Statement of Need, current and emerging needs in housing were identified as increasing the availability of safe and affordable assisted living housing, transitional housing and public housing for all PLWHAs and their families. The housing should offer support services to those PLWHAs who have been multiply diagnosed and have substance abuse or mental health issues. Barriers and gaps to these services were identified as situations unique to the geography of the state of West Virginia, such as a lack of transportation infrastructure, and the lack of housing with support services. Support services needed in the state of West Virginia were identified as better access to medical care, mental health care and entitlement programs. The barriers to access are the lack of a transportation infrastructure. West Virginia is presently experiencing a medical crisis, which includes rising medical malpractice insurance rates and qualified medical personnel leaving the state. This crisis has also prevented the state from attracting qualified medical personnel to care for those infected with HIV.

The housing needs in Berkeley and Jefferson counties are fairly well defined by the West Virginia Statewide Coordinated Statement of Need. The housing needs of the West Virginia Jurisdiction are dependent on the activity from the Martinsburg VA Medical Center's Substance Abuse and Homeless Programs. Many of the HIV-infected veterans that pass through these programs will establish residency in Berkeley or Jefferson counties. A few have families but most are single men with histories of substance abuse and mental health issues. The greatest barrier in this area is the lack of convenient transportation services to access services that are available. The transportation issue for HIV-infected individuals has been addressed by contracting a local transportation service to provide transportation related to

accessing necessary services, such as medical and dental care, mental health/substance abuse counseling, appointments with Social Security and the DHHR, and grocery shopping.

2. The Methodology for Selecting Project Sponsors and Monitoring

The AIDS Network is the project sponsor and administrator of HOPWA in Berkeley and Jefferson Counties in West Virginia. ANTS uses the federal guidelines for Housing Opportunities for Persons with AIDS. We are monitored directly by the District of Columbia, Department of Health, HIV/AIDS Administration.

3. Housing Market Analysis

Community Networks in Martinsburg maintains a HOPWA-sponsored residential housing in Martinsburg. This HIV specific housing offers shelter to three (3) individuals for a ten county area in the Eastern Panhandle of West Virginia. All other available housing is either subsidized public, subsidized private or private landlords, who may or may not participate in Section 8 housing. The exact number of rental units available in Berkeley and Jefferson counties is unknown.

West Virginia- FY 2004 Action Plan

West Virginia - FY 2004 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>			
2. Resource Identification - <i>24 CFR 574.300.b.2</i>			
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>			
4. New Construction (for single room occupancy (SRO) dwellings and Community residences - <i>24 CFR 574.300.b.4</i>			
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>			
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	Suburban WVA	11	\$24,593
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	Suburban WVA	32	\$32,751
7. Supportive Services - <i>24 CFR 574.300.b.7</i>	Suburban WVA	45	\$27,310
8. Operating Costs - <i>24 CFR 574.300.b.8</i>			
9. Technical Assistance - <i>24 CFR 574.300.b.9</i>			
10a. Admin. Expenses - 7% cap - <i>24 CFR 574.300.b.10</i>	Suburban WVA	N/A	\$ 6,600
Total			\$91,451

Suburban West Virginia (WVA): refers to Berkeley and Jefferson Counties

4A. Justification for Funding Allocation

The Local Jurisdictional PLWHA Committee meets on the first Wednesday of each month. During these meetings the PLWHAs voice their concerns and needs to the AIDS Network. The attendance at these meetings averages 8 to 12 participants. These interested PLWHAs are actively involved in the evaluation and allocation process of funding received by the AIDS Network.

4B. Community Participation and Consultation

The AIDS Network participated in a statewide HOPWA Housing Needs Assessment with the West Virginia Coalition for People with AIDS. This needs assessment provided not only the West Virginia statewide needs for housing but provided a separate document noting the needs of Berkeley and Jefferson counties.

5. *Alignment of Jurisdictional Priorities with EMA Priorities*

Allocation and priorities in the use of HOPWA funds is based on temporary housing support until assistance can be secured through other sources. Only those clients with delays in securing alternative housing support or an inability to qualify for alternative housing support should be placed on tenant-based rental assistance. Supportive services are enhanced by the availability of Ryan White Title I funding.

6. *Institutional Structure*

The AIDS Network of the Tri-State Area (ANTS) is a not-for-profit, community-based organization whose dual purpose is to prevent the spread of HIV through education and awareness and to provide support services for those living with the disease. It is the only organization in the Eastern Panhandle that provides a comprehensive, continuing program of HIV prevention education to the general public in the eight counties comprising Public Health District 8. The program also provides physical, emotional and financial support to HIV-positive clients in the areas of Berkeley and Jefferson counties in West Virginia.

The total population of West Virginia is 1,793,477 with 96.2% (1,726,023) white and 3.8% (67,454) non-white. The total population in Berkeley and Jefferson counties is 95,179 with 94% (89,470) white and 6% (6,109) non-white. The total reported HIV/AIDS cases in West Virginia are 1655 with 73.4% (1214) white and 26.6% (441) non-white. Surveillance data reported to the HIV/AIDS Administration through December 31, 2000 indicates a cumulative total of 119 AIDS cases in Berkeley and Jefferson counties. The number of persons living with AIDS is reported as 51. Of this total, 46 are male and 5 are female and 28 are white, 23 are African American and 1 is undisclosed. The most common mode of transmission reported is injection drug use followed by men having sex with men. As of December 31, 2001, the AIDS Network has a total of 164 accumulative reference cases on file with 48% (79) white and 52% (85) non-white or race unknown. Of the total reference cases on file over 70 clients remain active and have requested assistance from Ryan White Title I and/or HOPWA during 2001.

All clients are referred to Community Networks (a member of the West Virginia Coalition for People with AIDS) and the AIDS Task Force (the West Virginia Ryan White Title II program). The AIDS Network is presently one of the resource organizations for Shenandoah Valley Medical Systems with its Ryan White Title III Capacity Building Grant.

7. *Coordination*

The AIDS Network maintains broad-based community linkages. The AIDS Network is member of the Health and Human Services Council of the Eastern Panhandle, which represents many members of the social and human service community of the tri-county area. It has established a referral network with Berkeley County Health Department, City Hospital, Jefferson Memorial Hospital and the Martinsburg Veterans Administration Medical Center. ANTS interacts with Hospice of the Panhandle, Department of Public Health AIDS program, Jobs Corps Center, American Red Cross, Big Brothers/Big Sisters, Teen Coalition for the Homeless, Good Shepherd Interfaith Volunteer Caregivers, Community Partnership of Morgan and Berkeley counties, Family Resource Network and FOCUS. Clients, living in Berkeley and Jefferson counties, are referred to Community Networks (a member of the West Virginia Coalition for People with AIDS) and the AIDS Task Force (the West Virginia Ryan White Title II program). The AIDS Network is presently one of the resource organizations for Shenandoah Valley Medical Systems with its Ryan White Title III Planning Grant.

The AIDS Network offers a monthly clinic for medical HIV follow up care and coordinates primary outpatient medical care to our HIV-positive clients. The AIDS Network has been instrumental in supplying educational material for the counseling and testing site recently established at Shepherd College. ANTS has established a relationship with the West Virginia Community-Based Organization Alliance. The Network is a member of the West Virginia Community-Based Organization Coalition. Through sponsorship of educational programs in local schools, seminars and HIV education classes for the community, the AIDS Network has been a consistent and widely recognized contributor to the Eastern Panhandle communities and provides a strong link to other State and National resources.

8. *Resource Identification and Leveraging with non-HOPWA Funds*

When a client's initial application for HOPWA funding is submitted to the AIDS Network, the client is also referred to the Martinsburg Housing Authority to apply for Section 8 Rental Assistance. Section 8 Rental Assistance is available to residents in both Berkeley and Jefferson counties. These clients must also contact the Department of Health and Human Resources to be evaluated for eligibility for state-supported funding. In addition to HOPWA, emergency assistance is available to HIV-positive clients through the HIV Care Consortium supported by Ryan White Title II and the State of West Virginia. ANTS has a limited amount of privately donated funding to provide direct client assistance to HIV-positive persons within the Public Health District VIII region. The AIDS Network has a variety of community service groups to support our HOPWA assistance program. HIV-positive clients in Berkeley and Jefferson counties can be referred to Community Networks, Catholic Community Services, Shenandoah Women's Center, Martinsburg Union Rescue Mission, Salvation Army, and Telamon Corporation. Residents of Berkeley County may request assistance from Community Congregation Action project and residents of Jefferson County may request assistance from Shepherdstown Community Ministries. Many community service organizations within Berkeley and Jefferson counties offer public assistance that is not specifically designated for clients who are HIV-positive.